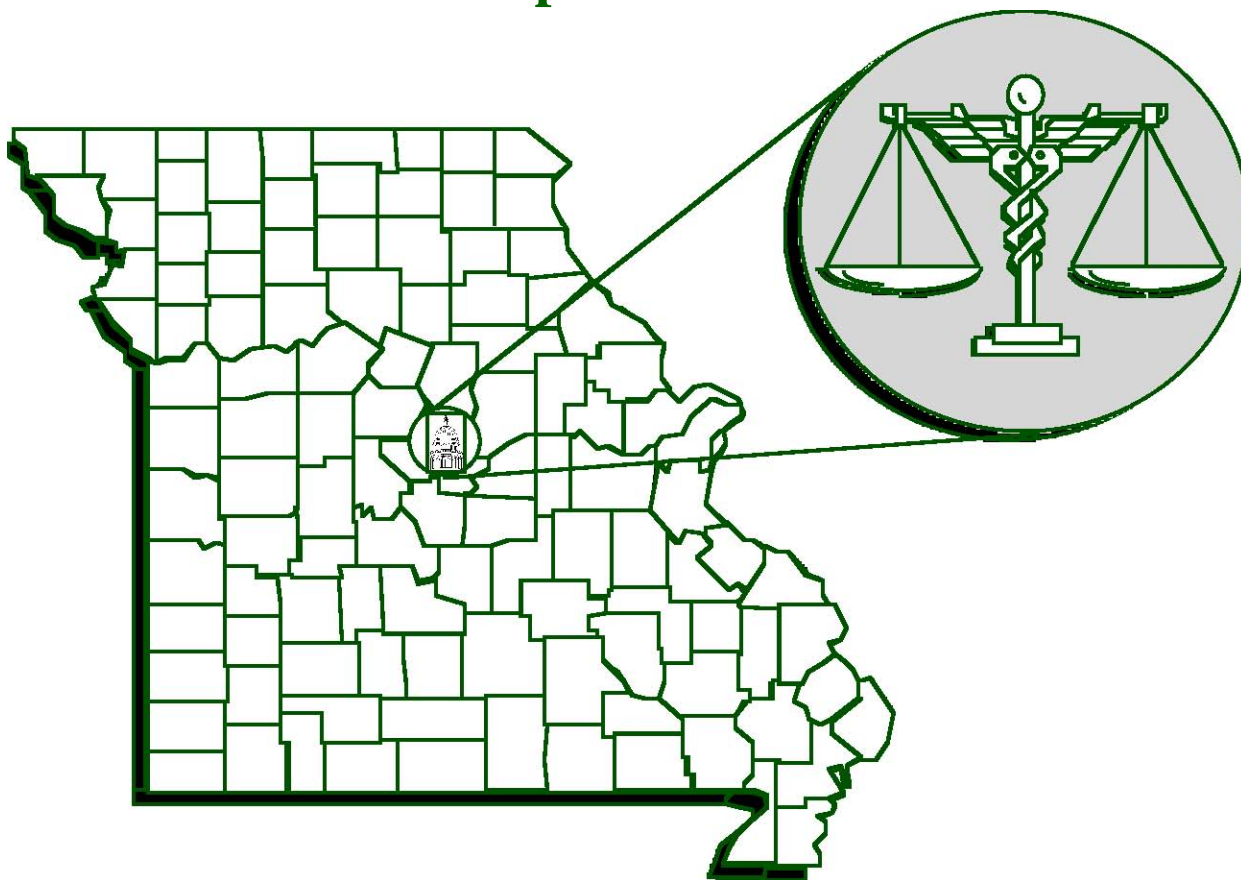


# **Missouri Health Facilities Review Committee**

## **Certificate of Need Meeting Compendium**



**July 29, 2024**

**State Capitol Building  
Joint Committee Room #117  
Jefferson City, MO**



# MHFRC

## Missouri Health Facilities Review Committee

P.O. Box 570, Jefferson City, MO 65102

Voice: (573) 751-6403 Fax: (573) 751-7894

Website: <http://health.mo.gov/information/boards/certificateofneed>

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Representative Ben Baker, Chair   Representative Steve Butz, Vice Chair  
Senator Doug Beck   Senator Sandy Crawford   Andrew H. Grimm   Dr. Patrice Komoroski   Michael J. Prost

### Memorandum to the Missouri Health Facilities Review Committee

**From:** Alison Dorge, Program Coordinator  
Certificate of Need Program  
[alison.dorge@health.mo.gov](mailto:alison.dorge@health.mo.gov)

**Date:** July 9, 2024

**Subject:** July 29, 2024, Certificate of Need Meeting

This Compendium is being posted in preparation for our Certificate of Need (CON) meeting scheduled to be held on July 29, 2024 starting at 10:30 a.m., in Joint Committee Room #117 at the state capitol in Jefferson City, MO. Attendees may choose to join the CON meeting in person or by phone. Call-in #: **1-650-479-3207**; Meeting number (access code): **2630 970 7415**

There are eleven full CON applications under New Business, and eight Previous Business items. The staff analyses for the applications and applicant requests are included in this compendium. The applications, applicant requests, and additional information can be accessed from our website at [health.mo.gov/information/boards/certificateofneed/calendars.php](http://health.mo.gov/information/boards/certificateofneed/calendars.php).

Please send Mackinzey an email at [mackinzey.lux@health.mo.gov](mailto:mackinzey.lux@health.mo.gov) stating whether or not you will attend the meeting by **July 16, 2024**. It is important that you confirm your attendance to ensure a quorum. If you need a hotel reservation for Sunday night, let her know that as well so arrangements can be made.

Feel free to contact me if you have questions regarding any agenda item. I look forward to our Certificate of Need meeting.

# Committee Business

Missouri Health Facilities Review Committee  
**Certificate of Need Meeting**  
July 29, 2024, 10:30 a.m.  
Joint Committee Room #117, State Capitol Building, Jefferson City OR  
Call-in #: **1-650-479-3207**; Meeting number (access code): **2630 970 7415**

**Tentative Agenda**

**A. Committee Business**

1. Review and Perfect Agenda
2. Approve Minutes

**B. New Business**

1. #6100 HS: Mercy Hospital Joplin  
Joplin (Newton County)  
\$2,150,750, Acquire an additional robotic surgery system
2. #6102 RS: Lake George Senior Living  
Columbia (Boone County)  
\$900,000, Add 10 ALF beds
3. #6104 RS: Bunker Residential Home  
Bunker (Reynolds County)  
\$0, Add 3 RCF beds
4. #6083 HS: St. Mary's Surgical Center  
Blue Springs (Jackson County)  
\$2,600,750, Acquire a robotic surgery system
5. #6105 HS: CoxHealth Rehabilitation Hospital  
Ozark (Christian County)  
\$52,155,171 Establish 63-bed rehabilitation hospital
6. #6096 HS: SSM Health St. Joseph St. Charles  
St. Charles (St. Charles County)  
\$1,685,000, Acquire a robotic surgery system
7. #6107 HS: SSM Health St. Joseph St. Charles  
O'Fallon (St. Charles County)  
\$1,110,752, Acquire MRI unit
8. #6103 RS: Harvey's Home for Assisted Living and Memory Care  
Smithville (Clay County)  
\$2,669,681, Establish 17-bed ALF
9. #6106 HS: Mercy Hospital Wentzville  
Wentzville (St. Charles County)  
\$635,177,720, Establish 75-bed hospital
10. #6108 HS: Barnes-Jewish Hospital-Siteman Cancer Center  
St. Louis (St. Louis City)  
\$12,583,511, Acquire additional CT, PET/CT & MRI unit
11. #6109 HS: Saint Luke's Hospital  
Kansas City (Jackson County)  
\$5,069,178, Acquire an additional hybrid OR

### **C. Previous Business**

1. #5843 RS: Senior Living at the Elms  
Excelsior Springs (Clay County)  
\$25,194,000, Sixth extension on CON to establish 110-bed ALF
2. #5433 RS: Springhouse Village  
Rogersville (Greene County)  
\$13,582,500, Involuntary forfeiture on CON to establish 85-Bed ALF
3. #5717 RS: Springhouse Village  
Rogersville (Greene County)  
\$2,125,550, Involuntary forfeiture on CON to add 20 ALF beds
4. #5954 RS: NWKC Senior Community, LLC  
Kansas City (Platte County)  
\$19,439,276, Owner change on CON to establish 79-bed ALF
5. #5840 RS: Majestic Residences at Old Hawthorne  
Columbia (Boone County)  
\$6,648,303, Sixth extension on CON to establish 36-bed ALF
6. #5995 NS: JP Advance Care, LLC  
Kansas City (Clay County)  
\$1,500,000, Second extension and owner change on CON to establish 150-bed SNF
7. #6006 NS: The Baptist Home DBA Baptist Homes of Ozark  
Ozark (Christian County)  
\$2,943,265, Second extension on CON to establish 24-bed SNF
8. #5707 RS: Poplar Bluff II – Assisted Living by Americare  
Poplar Bluff (Butler County)  
\$5,258,412, Ninth extension request on CON to establish 34-bed ALF

### **D. Management Issues**

1. Non-Applicability Letters Issued
2. Activity Schedules
3. Other

**Except to the extent disclosure is otherwise required by law, the Missouri Health Facilities Review Committee (Committee) is authorized to close meetings, records and votes to the extent they relate to the following: 610.021.(1), (3), (13), and (14) RSMo.**

**The Committee may go into closed session at anytime during the meeting. If the meeting is closed, the appropriate section will be announced to the public with a motion and vote recorded in open session minutes.**

Missouri Health Facilities Review Committee  
**Certificate of Need Meeting**  
May 6, 2024

**Minutes**

**Roll Call:**

Presiding: Rep. Ben Baker, Chair

Members Present: Sen. Doug Beck  
Sen. Sandy Crawford  
Rep. Steve Butz, Vice Chair  
Dr. Patrice (Pat) Komoroski  
Andrew Grimm (phone)

Members Absent: Michael Prost

Program Staff: Alison Dorge, Mackinzey Lux, Marie Bergesch

Recorder: Mackinzey Lux

Legal Counsel: Clayton Weems, Assistant Attorney General

Chairman Baker called the meeting to order at 10:01 a.m. He declared that a quorum was present and welcomed everyone to the meeting.

Chairman Baker asked if there were any changes to the agenda, there were none. There was a motion by Rep. Butz, and a second by Sen. Crawford. A voice vote was taken, and the agenda was approved.

The meeting minutes from the March 4, 2024, Certificate of Need meeting were reviewed. There was a motion by Sen. Beck and a second by Dr. Komoroski to approve the minutes as presented. A voice vote was taken, and the minutes were approved.

**New Business**

**#6075 HS: CoxHealth – Springfield**  
**Springfield (Greene County)**  
**\$2,050,750, Acquire an additional robotic surgery system**

MOTION: A motion was made by Sen. Crawford, and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

Crawford	Yes
Butz	Yes
Komoroski	Yes
Beck	Yes
Grimm	Yes

The motion carried, and the project was approved.

**#6084 HS: St. Luke's RAYUS Radiology – St. Peters  
St. Peters (St. Charles County)  
\$2,578,286, Acquire an additional MRI unit**

MOTION: A motion was made by Sen. Beck, and seconded by Rep. Butz, to approve the project as presented.

A roll call vote was taken:

Komoroski	Yes
Beck	Yes
Grimm	Yes
Crawford	Yes
Butz	Yes

The motion carried, and the project was approved.

**#6091 RS: Bishop Spencer Place  
Kansas City (Jackson County)  
\$9,851,333, Add 21 ALF beds**

MOTION: A motion was made by Sen. Beck, and seconded by Rep. Butz, to approve the project as presented.

A roll call vote was taken:

Crawford	Yes
Butz	Yes
Komoroski	Yes
Beck	Yes
Grimm	Yes

The motion carried, and the project was approved.

**#6086 HS: Barnes-Jewish Hospital  
Chesterfield (St. Louis City)  
\$2,029,749, Acquire an additional MRI unit**

MOTION: A motion was made by Rep. Butz, and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

Grimm	Yes
Butz	Yes
Komoroski	Yes
Beck	Yes
Crawford	Yes

The motion carried, and the project was approved.

**#6088 HS: Barnes-Jewish St. Peters Hospital  
St. Peters (St. Charles County)  
\$2,460,750, Acquire an additional robotic surgery system**

MOTION: A motion was made by Sen. Beck, and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

Crawford	Yes
Grimm	Yes
Komoroski	Yes
Butz	Yes
Beck	Yes

The motion carried, and the project was approved.

**#6089 HS: Barnes-Jewish West County Hospital  
St. Louis (St. Louis County)  
\$2,400,000, Acquire a neurosurgery robotic system**

MOTION: A motion was made by Rep. Butz, and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

Butz	Yes
Crawford	Yes
Grimm	Yes
Komoroski	Yes
Beck	Yes

The motion carried, and the project was approved.

**#6085 RS: Arnold Senior Living  
Arnold (Jefferson County)  
\$20,186,230, Establish 78-bed ALF**

MOTION: A motion was made by Sen. Beck, and seconded by Dr. Komoroski, to approve the project as presented.

A roll call vote was taken:

Beck	Yes
Crawford	Yes
Grimm	Yes
Komoroski	Yes
Butz	Yes

The motion carried, and the project was approved.



## **Previous Business**

**#4847 RS: Community Care Center of Union, LLC  
Union (Franklin County)  
\$2,847,650, Involuntary forfeiture on CON to establish 20-bed ALF**

MOTION: A motion was made by Dr. Komoroski, and seconded by Sen. Beck, to approve the request as presented.

A roll call vote was taken:

Komoroski	Yes
Crawford	Yes
Butz	Yes
Grimm	Yes
Beck	Yes

The motion carried, and the request was approved.

**#5822 NT: Meadowview of Harrisonville Health & Rehabilitation  
Raymore (Cass County)  
\$4,113,138, Involuntary forfeiture on CON to replace a 60-bed SNF (15-mile LTC replacement)**

MOTION: A motion was made by Rep. Butz and seconded by Sen. Beck, to approve the request as presented.

A roll call vote was taken:

Grimm	Yes
Crawford	Yes
Butz	Yes
Beck	Yes
Komoroski	Yes

The motion carried, and the request was approved.

**#5433 RS: Springhouse Village  
Rogersville (Greene County)  
\$13,582,500, Fourteenth extension on CON to establish 85-Bed ALF**

MOTION: A motion was made by Sen. Beck, and seconded by Rep. Butz to deny the request as presented.

A roll call vote was taken:

Butz	Yes
Grimm	Yes
Crawford	Yes
Beck	Yes
Komoroski	Yes

The motion carried, and the request was denied.

**#5717 RS: Springhouse Village  
Rogersville (Greene County)  
\$2,125,550, Ninth extension on CON to add 20-ALF beds**

MOTION: A motion was made by Sen. Beck, and seconded by Rep. Butz, to deny the request as presented.

A roll call vote was taken:

Beck	Yes
Komoroski	Yes
Crawford	Yes
Grimm	Yes
Butz	Yes

The motion carried, and the request was denied.

**#5999 HS: Harrison County Community Hospital  
Bethany (Harrison County)  
\$63,200,000, Second extension on CON to replace a 14-bed critical access hospital**

MOTION: A motion was made by Dr. Komoroski, and seconded by Rep. Butz, to approve the request as presented.

A roll call vote was taken:

Beck	Yes
Butz	Yes
Komoroski	Yes
Crawford	Yes
Grimm	Yes

The motion carried, and the request was approved.

**#5728 RS: Century Pines Assisted Living  
Ozark (Christian County)  
\$3,188,500, Voluntary Forfeiture on CON to add 30 ALF beds**

MOTION: A motion was made by Sen. Beck, and seconded by Rep. Butz, to approve the request as presented.

A roll call vote was taken:

Komoroski	Yes
Butz	Yes
Beck	Yes
Grimm	Yes
Crawford	Yes

The motion carried, and the request was approved.

**#6003 HS: UHS of Kansas City, LLC - Behavioral Health Project (Independence)  
Independence (Jackson County)  
\$63,932,911, Second extension on CON to establish 120-bed behavioral health hospital**

MOTION: A motion was made by Sen. Beck, and seconded by Sen. Crawford, to approve two extensions.

A roll call vote was taken:

Beck	Yes
Butz	Yes
Komoroski	Yes
Crawford	Yes
Grimm	Yes

The motion carried, and two extensions were approved.

**#5556 RS: Garden Villas of Meramec Valley  
Fenton (St. Louis County)  
\$14,580,000, Twelfth extension on CON to establish a 60-bed ALF**

MOTION: A motion was made by Rep. Butz, and seconded by Sen. Beck, to approve three extensions.

A roll call vote was taken:

Grimm	Yes
Butz	Yes
Komoroski	Yes
Crawford	Yes
Beck	Yes

The motion carried, and three extensions were approved.

**#5666 RS: Vantage Pointe at Adworth Drive  
Mehlville (St. Louis County)  
\$14,553,243, Tenth extension on CON to establish 71-bed ALF**

MOTION: A motion was made by Sen. Beck, and seconded by Rep. Butz, to approve two extensions.

A roll call vote was taken:

Butz	Yes
Komoroski	Yes
Crawford	Yes
Grimm	Yes
Beck	Yes

The motion carried, and two extensions were approved.

## **Management Issues**

The Committee reviewed the list of Non-Applicability letters issued. There was a motion by Dr. Komoroski, and seconded by Rep. Butz to confirm the letters. A voice vote was taken and the letters were confirmed.

MOTION: A motion was made by Rep. Baker and a second by Sen. Beck to go into a closed meeting per §610.021(1), RSMo, for legal advice. A voice vote was taken and the meeting was closed at 11:25 a.m.

MOTION: A motion was made Rep. Baker and a second by Sen. Crawford, to go back into an open meeting. A voice vote was taken and the CON meeting resumed at 11:36 a.m.

There was a motion made by Sen. Crawford, and a second by Rep. Butz to adjourn. A voice vote was taken and the meeting adjourned at 11:37 a.m.

I, Chair of the Missouri Health Facilities Review Committee, certify that the Committee has on this day reviewed and approved these minutes of the May 6, 2024 Certificate of Need Meeting.

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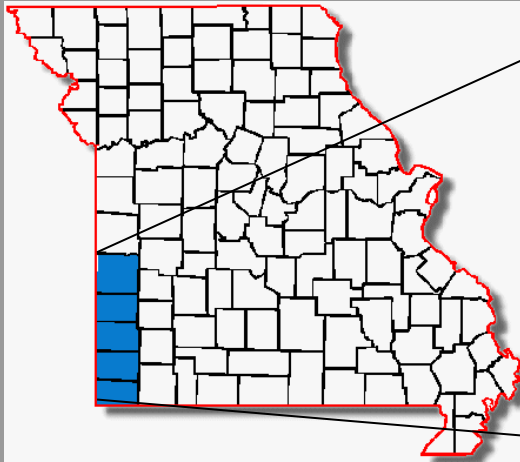
Representative Ben Baker, Chair

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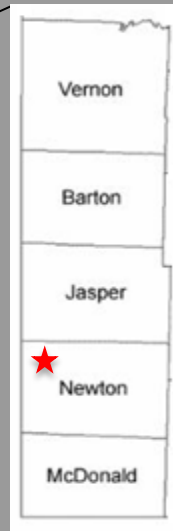
Date

# New Business

**Acquire an Additional  
Robotic Surgery System**



Location in Missouri



View of Primary Service Area

**Applicant:** Mercy Health (owner)  
Mercy Hospital Joplin (operator)

**Contact Person:** Michael Herr, 417-556-2444  
*Michael.herr@mercy.net*

**Project Address:** 100 Mercy Way  
Joplin, 64804 (Newton County)

**Cost:** \$2,150,750

**Appl. Rec'd:** May 2, 2024  
**100 Days Ends:** August 10, 2024 (30-Day Extension: September 9, 2024)

**Summary:** *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) .... Documented
- Detailed Description..... 19 CSR 60-50.430(4) .... Documented
- Community Need ..... 19 CSR 60-50.440(2).....Documented
- Financial Feasibility ..... 19 CSR 60-50.470(2-4) . Documented

**APPLICATION SUMMARY:**

*The application summary was **complete**.*

**PROPOSAL DESCRIPTION:**

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire a second robotic surgery system**. It would be a DaVinci Xi Robotic system. The project includes the equipment, software, and accessories.

The applicant expects the equipment to be installed and operational in January of 2025.

The public was notified of the project through an announcement in the *Joplin Globe* making the public aware of the project. The applicant also sent a letter regarding the proposal to one facility with similar services in the geographic service area. Six letters of support and no opposition has been received.

**COMMUNITY NEED CRITERIA AND STANDARDS:**

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **documented**.*

The applicant defined the primary service area as five Missouri counties: Barton, Jasper, McDonald, Newton, and Vernon.

For additional robotic surgery systems, an optimum annual utilization standard of 240 procedures applies. The applicant's number of procedures using the existing unit during fiscal years 2021, 2022 and 2023 was 321, 365 and 457 respectively. Therefore, **the utilization standard has been met**.

The applicant stated that the availability of the proposed unit would increase utilization and projects the number of procedures based on two units for fiscal years 2026, 2027 and 2028 to be 920, 967, 1,015, respectively.

**FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:**

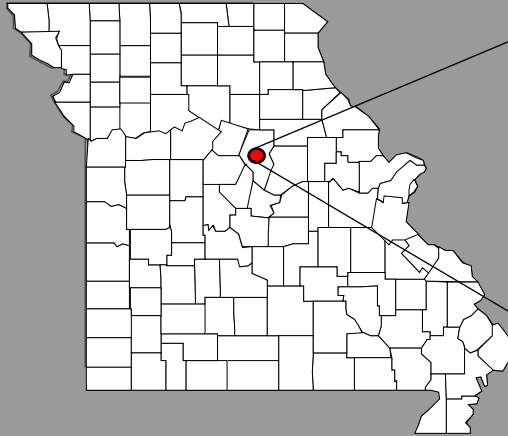
*Financial feasibility of the project was **documented**.*

The project would be financed with unrestricted funds. The applicant provided a copy of the most recent audited consolidated financial statements for Mercy Health verifying that adequate funds are available to support the project.

**ADDITIONAL INFORMATION:**

*Additional information was required from the applicant and is included with the electronic copy of the application on the CON website.*

**Add 10 Assisted Living  
Facility Beds**



**Location in Missouri**



**View of Service Area**

**Applicant:** Lake George Estates of Columbia, LLC (owner)  
Lake George Senior Living LLC d/b/a Lake George Assisted Living (operator)

**Contact Person:** Roystan Pais, 573-442-0577  
[lakegeorgecolumbia@gmail.com](mailto:lakegeorgecolumbia@gmail.com)

**Location:** 5000 E Richland Road  
Columbia, 65201 (Boone County)

**Cost:** \$900,000

**Appl. Rec'd:** May 2, 2024

**100 Days Ends:** August 10, 2024 (30-Day Extension: September 9, 2024)

**Summary:** *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) .... Documented
- Detailed Description..... 19 CSR 60-50.430(4) .... Documented
- Community Need ..... 19 CSR 60-50.450(1) .... Documented
- Financial Feasibility ..... 19 CSR 60-50.470(1-4) . Documented



## #6102 RS: Lake George Senior Living

### APPLICATION SUMMARY:

*The application summary was **complete**.*

### PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **add 10 assisted living facility (ALF) beds to an existing 10-bed ALF**. This project would require a new 3,500 square foot addition with ten rooms each containing a full bath, and a common area for activities and dining. After project completion, there would be two semi-private rooms and 16 private rooms.

The applicant expects project to be completed in July of 2025 and the beds to become licensed in August of 2025.

An announcement of the project was placed in the *Columbia Missourian* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. Four letters of support and no letters of opposition were received.

### COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long-Term Care" was **documented**.*

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) – U]** applies as follows:

Where: S = Service-specific need rate of 25 beds per 1,000 population aged 65+  
P = Year 2025 population age 65+ in the 15-mile radius  
U = Number of existing licensed (588) and approved (76) ALF/RCF beds in the 15-mile radius (24 licensed beds were reported as unavailable.)

Unmet need =  $(0.025 \times 27,123) - 664 = \mathbf{14\text{-bed need}}$

The Committee's practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3rd quarter of 2022 through the 4th quarter of 2023 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **62.4%, 64.1%, 65%, 65.1%, 68.2%, and 73.7%**, respectively.

The applicant stated that utilization for the existing beds for the years 2021, 2022, and 2023 was 79.9%, 77.4%, and 74.9% respectively. The applicant projected utilization for years 2026, 2027, and 2028 to be 80%, 85%, and 84.7%, respectively.

The facility has not received a notice of noncompliance within the past 18 months.

## **#6102 RS: Lake George Senior Living**

### **FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:**

*Financial feasibility of the project was **documented**.*

The application included a letter from Hawthorn Bank stating they are interested in financing the project.

### **ADDITIONAL INFORMATION:**

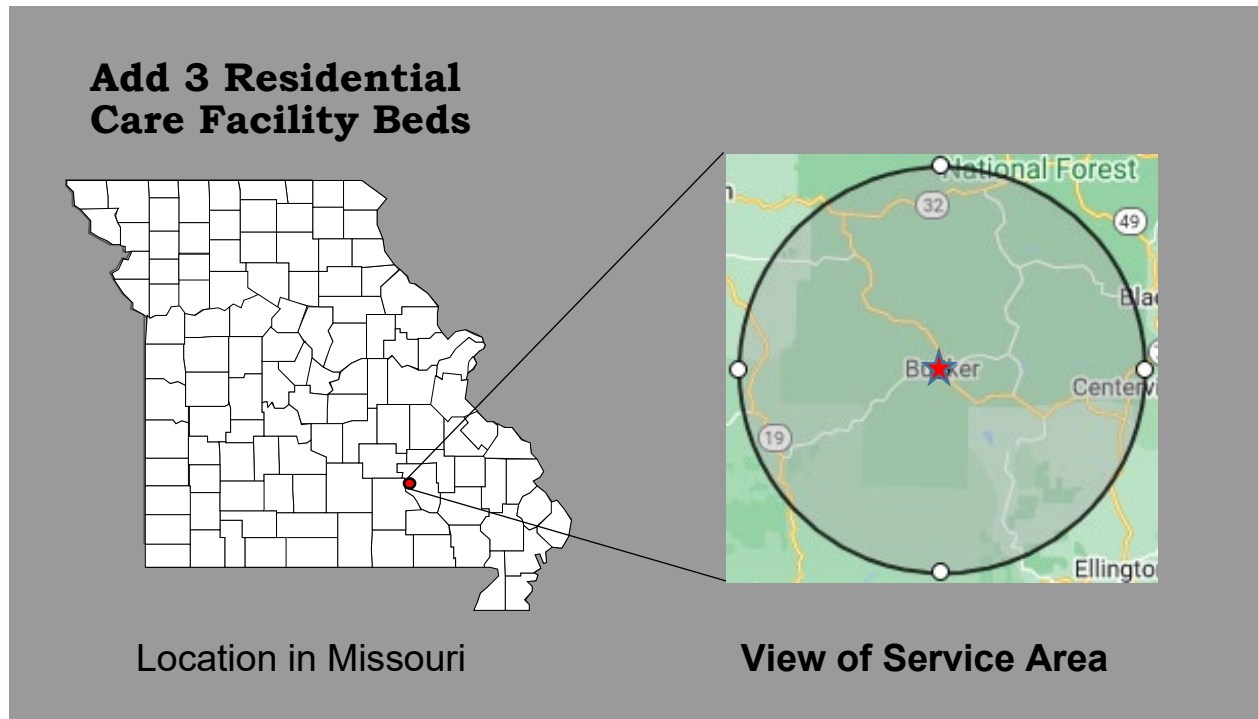
*Additional information was required from the applicant and is included with the electronic copy of the application on the CON website.*

# Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2022	4th Qtr 2022	1st Qtr 2023	2nd Qtr 2023	3rd Qtr 2023	4th Qtr 2023*			Average Occup %
						ALF	RCF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %	
Boone	Ashland Villa - Assisted Living By Americare	301 South Henry Clay Blvd	Ashland	65010	0	72	0	72	30.5%	33.8%	36.3%	37.4%	38.4%				35.0%
Boone	Baptist Home at Ashland, The (CON App 3/1/21 & 7/24/23)	5751 Baptist Home Ave	Ashland	65010	40	0	0	0									
Boone	Bluegrass Terrace	102 Redtail Dr	Ashland	65010	0	0	16	16	93.8%	93.8%	75.0%	68.8%	62.5%	1,472	1,092	74.2%	78.0%
Boone	Bluff Creek Terrace - Assisted Living by Americare	3104 Bluff Creek Dr	Columbia	65201	0	48	0	48	54.1%	50.6%	48.8%	51.5%	50.4%	4,410	2,328	52.8%	51.4%
Boone	Candlelight Lodge Retirement Center (closed 11/23/22)	1406 Business Loop 70 West	Columbia	65202	0	0	0	0	49.6%								49.6%
Boone	Cedarhurst of Columbia	2333 Chapel Hill Road	Columbia	65203	0	127	0	127	61.5%	54.3%	58.0%	61.2%	63.9%	11,684	7,652	65.5%	60.7%
Boone	Colony Pointe - Assisted Living by Americare	1510 Chapel Hill Rd	Columbia	65203	0	59	0	59	68.5%	71.7%	70.2%	68.7%	76.6%	5,428	4,217	77.7%	72.2%
Boone	Harambee House, Inc	703 North Eighth St	Columbia	65201	0	0	15	15	95.0%	99.5%	96.4%	89.3%	88.5%	1,380	1,374	99.6%	94.7%
Boone	Hillcrest Residential Care, Inc	9415 North Brown Station Rd	Columbia	65202	0	33	0	33	67.6%	65.3%	63.0%	60.6%	67.4%	3,036	1,977	65.1%	64.8%
Boone	Lake George Assisted Living	5000 E Richland Rd	Columbia	65201	0	10	0	10	80.0%	70.0%	77.8%	66.3%	70.0%	920	920	100.0%	77.5%
Boone	Lenoir Manor	3850 Cartwright Lane	Columbia	65201	0	92	0	92	67.2%	66.1%	65.5%	64.5%	67.5%	6,256	3,696	59.1%	65.3%
Boone	Majestic Residences at Old Hawthorn (CON App 5/24/21)	38.929970,-92.255040	Columbia	65201	36	0	0	0									
Boone	Mill Creek Village-Assisted Living by Americare	1990 W Southhampton Drive	Columbia	65203	0	50	0	50	75.7%	88.0%	86.8%	76.5%	78.1%	4,600	4,227	91.9%	82.8%
Boone	Westbury Senior Living The (Opened 1/20/2022)	550 Stone Valley Parkway	Columbia	65203	0	66	0	66	71.1%	74.6%	82.9%	91.6%	98.6%	6,072	5,888	97.0%	86.0%
Subtotal for Boone					76	557	31	588	62.4%	64.1%	65.0%	65.1%	68.2%	45,258	33,371	73.7%	66.2%
GRAND TOTALS:						557	31	588	62.4%	64.1%	65.0%	65.1%	68.2%	45,258	33,371	73.7%	66.2%

Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)

## #6104 RS: *Bunker Residential Home*



**Applicant:** Reynolds County Executive Board for Developmental Disabilities Service (owner/operator)

**Contact Person:** Julia Parker, 573-689-1392  
*bunkerresidential@gmail.com*

**Location:** 500 Culler Avenue  
Bunker, 63629 (Reynolds County)

**Cost:** \$0

**Appl. Rec'd:** May 2, 2024  
**100 Days Ends:** August 10, 2024 (30-Day Extension: September 9, 2024)

**Summary:** *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) .... Documented
- Detailed Description..... 19 CSR 60-50.430(4) .... Documented
- Community Need ..... 19 CSR 60-50.450(1) .... Documented
- Financial Feasibility ..... 19 CSR 60-50.470(1-4) . Documented

## #6104 RS: Bunker Residential Home

### APPLICATION SUMMARY:

*The application summary was **complete**.*

### PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **add 3 residential care facility (RCF) beds to an existing 12-bed RCF**. This project does not require any new construction or renovations. The application states that this change will allow the facility to offer more cohabitating spaces. After project completion, there would be five private rooms and five semi-private rooms.

The applicant expects the beds to become licensed in July of 2024.

An announcement of the project was placed in the *Salem News* making the public aware of the project. The applicant stated there were no facilities within their service area to send letters which was verified by the CON office. Three letters of support and no letters of opposition were received.

### COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long-Term Care" was **documented**.*

For additional long-term care beds, the population-based need formula [**Unmet Need = (S x P) – U**] applies as follows:

Where: S = Service-specific need rate of 25 beds per 1,000 population aged 65+  
P = Year 2025 population age 65+ in the 15-mile radius  
U = Number of existing licensed (12) and approved (0) ALF/RCF beds in the 15-mile radius (0 licensed beds were reported as unavailable.)

Unmet need =  $(0.025 \times 1,423) - 12^* = \mathbf{23 \text{ bed need}}$

*\*Existing 12 beds are located within Bunker Residential Home.*

The Committee's practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3rd quarter of 2022 through the 4th quarter of 2023 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **88.9%, 100%, 88.9%, 75%, 75%, and 83.3%**, respectively.

The applicant stated that utilization for the existing beds for the three previous years was 78.6%, 84.7% and 80.5% respectively. The applicant projected utilization for years 2025, 2026, and 2027 to be 89.7%, 93.3%, and 100%, respectively.

The facility has not received any notices of noncompliance within the past 18 months.

## **#6104 RS: *Bunker Residential Home***

### **FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:**

*Financial feasibility of the project was **documented**.*

The cost of this project is \$0; therefore, documentation of financial feasibility was not applicable.

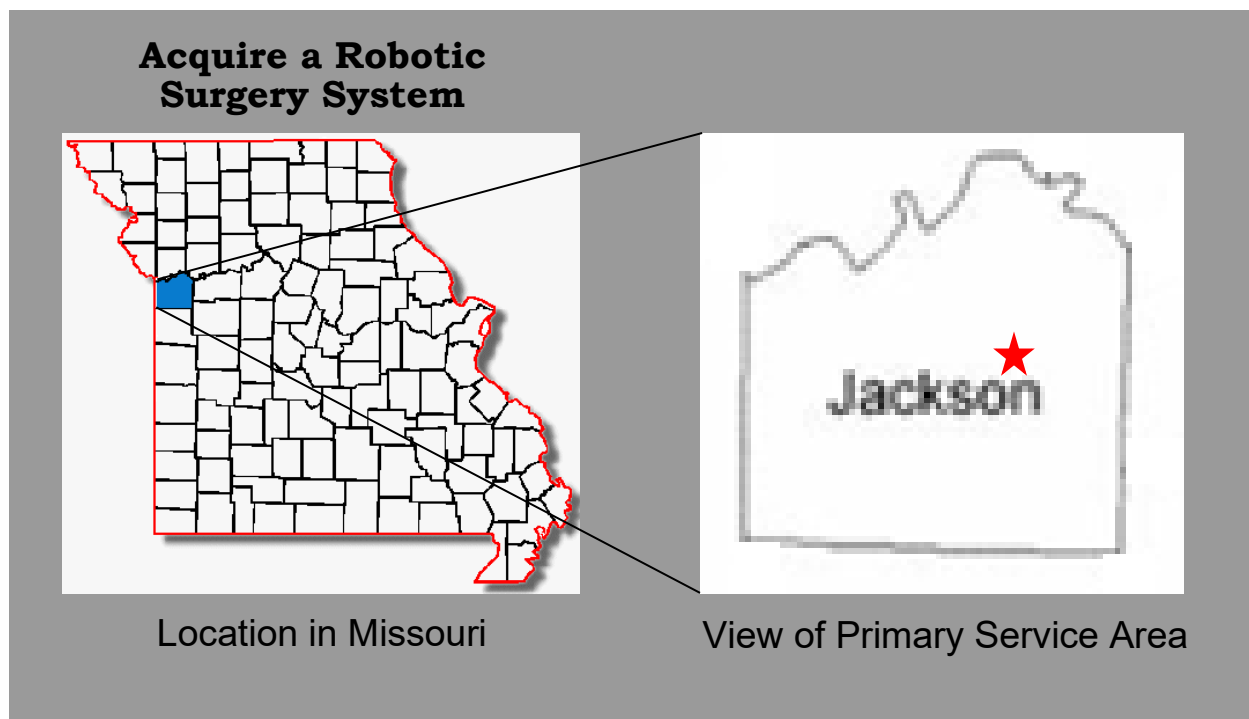
### **ADDITIONAL INFORMATION:**

*Additional information was required from the applicant, and is included with the electronic copy of the application on the CON website.*

# Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2022	4th Qtr 2022	1st Qtr 2023	2nd Qtr 2023	3rd Qtr 2023	4th Qtr 2023*			Average Occup %	
						ALF	RCF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	4th Qtr 2023*				
														Pat Days	Occup Days	Occup %		
Reynolds	Bunker Residential Home	500 Culler Ave	Bunker	63629	0	0	12	12	88.9%	100.0%	88.9%	75.0%	75.0%	1,104	920	83.3%	85.2%	
Subtotal for	Reynolds	Number of Units in Subtotal:			1	0	0	12	12	88.9%	100.0%	88.9%	75.0%	75.0%	1,104	920	83.3%	85.2%
GRAND TOTALS:		Number in State:			1	0	0	12	12	88.9%	100.0%	88.9%	75.0%	75.0%	1,104	920	83.3%	85.2%

Printed by the Certificate of Need Program. (An empty field signifies "no information" either because the facility recently opened, is closed, or did not submit a report for the quarter. See facility name for special notes.)



**Applicant:** St. Mary's Surgical Center, LLC & Prime Healthcare – Blue Springs, LLC (owner/operator)

**Contact Person:** Alan Greenwood, 816-874-4190  
[cgreenwood@primehealthcare.com](mailto:cgreenwood@primehealthcare.com)

**Location:** 203 NW R.D. Mize Road, Suite #218  
Blue Springs, 64104 (Jackson County)

**Cost:** \$2,600,750

**Appl. Rec'd:** May 2, 2024  
**100 Days Ends:** August 10, 2024 (30-Day Extension: September 9, 2024)

**Summary:** *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) .... Documented
- Detailed Description..... 19 CSR 60-50.430(4) .... Documented
- Community Need ..... 19 CSR 60-50.440(1)..**Partially Documented**
- Financial Feasibility ..... 19 CSR 60-50.470(2-4) . Documented



## #6083 HS: St. Mary's Surgical Center

### APPLICATION SUMMARY:

*The application summary was **complete**.*

### PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire a robotic surgery system**. It would be a new DaVinci Xi surgical robot to be located at St. Mary's Surgical Center. The project includes the system, accessories, and software. The applicant expects the equipment to be installed during August of 2024.

A public notice was placed in the *Blue Springs Examiner* for public awareness. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. Three letters expressing support and no letters of opposition have been received.

### COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **partially documented**.*

The applicant defined its primary service as Jackson County while their secondary service area includes three Missouri counties: Cass, Clay and Lafayette.

For new units, a minimal annual utilization standard of 240 procedures for existing robotic surgery systems in the service area applies. Based on the units in the service area and utilization obtained by the CON office, one facility/unit operated over the utilization threshold. Therefore, the utilization standard has been **partially met**.

Location	County	# of Units	Utilization
Centerpoint Medical Center	Jackson	7*	Unable to obtain information
Lee's Summit Medical Center	Jackson	3*	Unable to obtain information
Research Medical Center	Jackson	4*	Unable to obtain information
St. Luke's East Hospital	Jackson	2*	Unable to obtain information
St. Luke's Hospital of KC	Jackson	3	622 in 2021, 632 in 2022, 568 in 2023
St. Luke's Surgicenter Lee's Summit	Jackson	1	1,179 in 2021, 1,348 in 2022, 1,410 in 2023
St. Joseph Medical Center	Jackson	1	179 in 2021, 180 in 2022, 189 in 2023 *Orthopedic Based
University Health Truman Medical Center	Jackson	1*	Unable to obtain information
<b>Total</b>		<b>22</b>	

*\* Units based on CON report and additional information from past projects.*

## #6083 HS: St. Mary's Surgical Center

The applicant stated that the hospital does not currently offer robotic surgery and would accommodate growth and surgeon/patient demand.

The applicant projects the number of procedures for the first three full years of operation to be 351, 368, and 387, respectively.

### **FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:**

*Financial feasibility of the project was **documented**.*

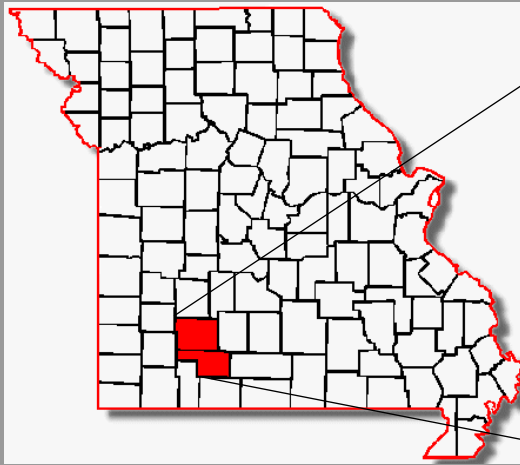
The project would be financed through Intuitive's leasing program in a 60-month operating lease. The credit check provided by Intuitive shows sufficient funding is available.

### **ADDITIONAL INFORMATION:**

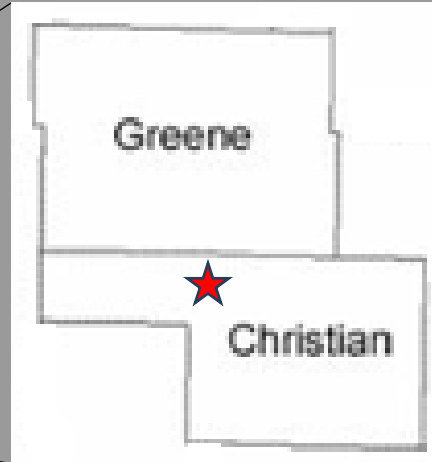
*Additional information was required from the applicant and is included with the electronic copy of the application on the CON website.*

## #6105 HS: CoxHealth Rehabilitation Hospital

### Establish a 63-Bed Rehabilitation Hospital



**Location in Missouri**



**View of Service Area**

**Applicant:** CoxHealth & Select Medical Corporation (owner)  
Select Medical Corporation (operator)

**Contact Person:** John Chastain, 417-269-7438  
*John.Chastain@coxhealth.com*

**Project Address:** Latitude: 37.054791, Longitude: -93.224796  
Ozark, 65721 (Christian County)

**Cost:** \$52,155,171

**Appl. Rec'd:** May 2, 2024  
**100 Days Ends:** August 10, 2024 (30-Day Extension: September 9, 2024)

**Conclusions:** *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) .... Documented
- Detailed Description..... 19 CSR 60-50.430(4) .... Documented
- Community Need ..... 19 CSR 60-50.440(4)..**Not Documented**
- Financial Feasibility ..... 19 CSR 60-50.470(1-4) . Documented

## #6105 HS: CoxHealth Rehabilitation Hospital

### APPLICATION SUMMARY:

*The application summary was **complete**.*

### PROPOSAL DESCRIPTION:

*The detailed project description was **complete**.*

The applicant proposes to **establish a 63-bed rehabilitation hospital**. The project would be accomplished by new construction of 63,000 square foot building.

A list of services that would be offered at the hospital was included in the application. All inpatient rooms would be private. If approved the applicant would delicense 34 rehab beds from Cox Medical Centers Meyer Orthopedic and Rehabilitation, 16 rehab beds from Select Specialty Hospital – Springfield, and 13 rehab beds from Cox Medical Center Branson. The applicants' service area consists of two Missouri counties: Greene and Christian.

The applicant expects construction to begin March of 2025 and the facility to be operational in January of 2026.

A public notice was placed in the *Springfield News-Leader* for public awareness. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. Three letters expressing support and no letters of opposition have been received.

### COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "New Hospitals" was **not documented**.*

The hospital would offer the following programmatic treatment services: general, orthopedic, amputee, stroke, brain injury, traumatic brain injury, and spinal cord injury.

According to the Criteria and Standards for new hospitals, the occupancy of other hospitals in the geographic service should exceed 80% for the most recent three full years of operation. The hospitals in the proposed service area with rehabilitation beds are listed below. Based on the occupancy data provided by the applicant, this standard has **not been met**.

Hospital	County & Zip	# Rehab Beds	Occupancy
Mercy Rehabilitation Hospital Springfield	Greene/ 65804	60	67.6% in 2021, 69% in 2022, 71.3% in 2023
Cox Medical Centers Meyer Orthopedic and Rehabilitation	Greene/ 65807	34	69.2% in 2021, 57.4% in 2022, 58.7% in 2023
Select Specialty Hospital – Springfield	Greene/ 65804	16	56% in 2023 *Opened in January
<b>Total</b>		<b>110</b>	

## #6105 HS: CoxHealth Rehabilitation Hospital

The population-based need formula **[Unmet Need = (R x P) – U]** applies as follows:

Where: R = Service-specific need rate of 1 rehabilitation bed  
per 9,090 population

P = Year 2025 population in the service area

U = Number of existing beds in the service area

Unmet need =  $(1.100110 \times 399,475) - 110 = \mathbf{66\text{-bed surplus}}$

*\*If the joint ventures existing beds in the service area were removed (CoxHealth - 34 beds and Select Specialty Hospital - 16 beds) from the calculation, the bed surplus would be 16-beds.*

The applicant projected utilization for years 2027, 2028, and 2029 to be 57.7%, 79.9%, and 80.1% respectively.

### FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was documented.*

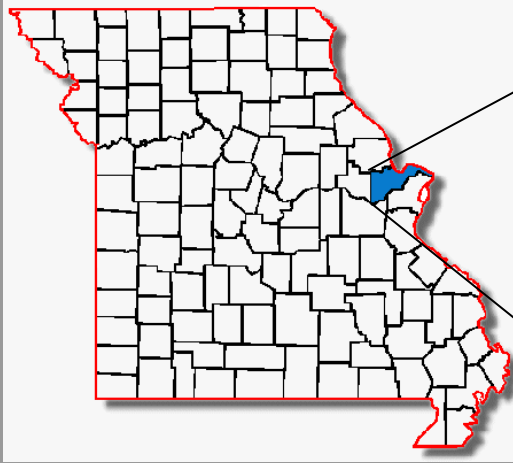
New construction cost per square foot for the hospital is estimated to be \$507. This cost estimate is higher than the 2024 RS Means Building Construction Cost data for the area reporting \$455 three-fourths percentile cost per square foot. The applicant stated that the project's construction cost is reasonable due to the current market conditions, shortages, and material/labor costs.

The application included a loan letter from SMBC to finance the project.

### ADDITIONAL INFORMATION:

*Additional information was required from the applicant and is included with the electronic application on the CON website.*

**Acquire a Robotic Surgery System**



Location in Missouri



View of Primary Service Area

**Applicant:** SSM Health St. Joseph St. Charles (owner/operator)

**Contact Person:** Mitch Miller, 314-989-6329  
*Mitchell.miller@ssmhealth.com*

**Location:** 300 First Capitol Drive  
St. Charles, 63301 (St. Charles County)

**Cost:** \$1,685,000

**Appl. Rec'd:** May 3, 2024  
**100 Days Ends:** August 11, 2024 (30-Day Extension: September 10, 2024)

**Summary:** *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) .... Documented
- Detailed Description..... 19 CSR 60-50.430(4) .... Documented
- Community Need ..... 19 CSR 60-50.440(1) .... Documented
- Financial Feasibility ..... 19 CSR 60-50.470(2-4) . Documented

**APPLICATION SUMMARY:**

*The application summary was **complete**.*

**PROPOSAL DESCRIPTION:**

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire a robotic surgery system**. It would be a new DaVinci Xi surgical robot. The applicant states the decision to purchase the equipment came about when the lease ended.

The current equipment was obtained in June of 2022, and assumed off lease in November of 2023.

A public notice was placed in the *St. Louis Post Dispatch* for public awareness. The applicant also sent a letter regarding the proposal to the facility with similar services in the geographic service area. No letters expressing support or opposition has been received.

**COMMUNITY NEED CRITERIA AND STANDARDS:**

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **documented**.*

The applicant defined the primary service area as one county: St. Charles.

For new units, a minimal annual utilization standard of 240 procedures for existing Robotic Surgery Units in the service area applies. The applicant states that utilization data shows their leased unit performed 159 surgeries in 2022 and 266 scans in year 2023. Based on the unit in the service area and utilization obtained by the CON office, the unit operated over the utilization threshold. Therefore, the utilization standard has **been met**.

Location	County	# of Units	Utilization
Barnes-Jewish St. Peters Hospital	St. Charles	1	428 in 2021, 454 in 2022, and 613 in 2023
<b>Total</b>		<b>1</b>	

The applicant projects the number of procedures for the first three full years beyond project completion to be to be 274, 282, and 291 respectively.

**FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:**

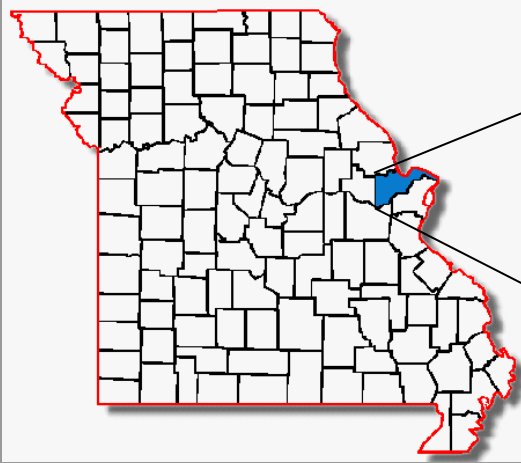
*Financial feasibility of the project was **documented**.*

The project was financed with unrestricted funds. A copy of the DaVinci payment and consolidated financial statements were included in the application.

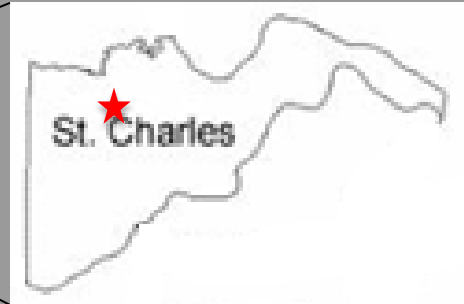
**ADDITIONAL INFORMATION:**

*Additional information was required from the applicant and is included with the electronic copy of the application on the CON website.*

## Acquire a MRI Unit



Location in Missouri



View of Service Area

**Applicant:** SSM Health St. Joseph St. Charles (owner/operator)

**Contact Person:** Mitch Miller, 314-989-6239  
*Mitchell.miller@ssmhealth.com*

**Location:** 301 Caledonia Parkway  
O'Fallon, 63368 (St. Charles County)

**Cost:** \$1,110,752

**Appl. Rec'd:** May 3, 2024

**100 Days Ends:** August 11, 2024 (30-Day Extension: September 10, 2024)

**Summary:** *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) .... Documented
- Detailed Description..... 19 CSR 60-50.430(4) .... Documented
- Community Need ..... 19 CSR 60-50.440(1)..**Partially Documented**
- Financial Feasibility ..... 19 CSR 60-50.470(2-4) . Documented



## #6107 HS: SSM Health St. Joseph St. Charles

### APPLICATION SUMMARY:

*The application summary was **complete**.*

### PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **purchase a new magnetic resonance imaging (MRI) unit**. The project includes equipment and software necessary for the unit. The unit would be located in SSM's new outpatient center opening soon and be installed by July of 2024. The applicant states that MRI access is limited in St. Charles County as the population continues to grow.

The applicant provided a copy of a public newspaper announcement posted in the *St. Louis Post Dispatch*. Letters regarding the proposal were sent to the facilities with similar services in the service area. The applicant also stated that the hospitals governing board had input in this project along with ideas within. No letters of support or opposition were received.

### COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **partially documented**.*

The applicant defined the primary service area as one county: St. Charles.

For new units, a minimal annual utilization standard of 2,000 procedures for existing MRIs in the service area applies. Based on the units in the service area and utilization obtained by the CON office, three units operated over the utilization threshold and two operated did not meet the utilization threshold. Therefore, the utilization standard is **partially met**.

Location	County	# of Units	Utilization
Barnes -Jewish St. Peters Hospital	St. Charles	1*	Unable to obtain utilization
Mercy Hospital St. Louis – Winding Woods	St. Charles	1	2,603 in 2021, 2,890 in 2022, 3,219 in 2023
Progress West	St. Charles	1*	Unable to obtain utilization
SSM Health St. Joseph Hospital – St. Charles	St. Charles	1	1,414 in 2021, 1,591 in 2022, 1,886 in 2023
SSM Health St. Joseph Hospital – Lake St. Louis	St. Charles	2	4,957 in 2021, 4,657 in 2022, 4,516 in 2023
St. Joseph Medical Park	St. Charles	1	1,383 in 2021, 2,304 in 2022, 2,319 in 2023
St. Luke's Center from Diagnostic Imaging	St. Charles	1*	Unable to obtain utilization
<b>Total</b>		8	

*\* Units based on CON report and additional information from past projects.*

## #6107 HS: SSM Health St. Joseph St. Charles

The applicant stated that the availability of the proposed unit would increase utilization and projects the number of scans for the first three full years beyond project completion to be 1,800, 2,000, and 2,200 respectively.

### **FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:**

*Financial feasibility of the project was **documented**.*

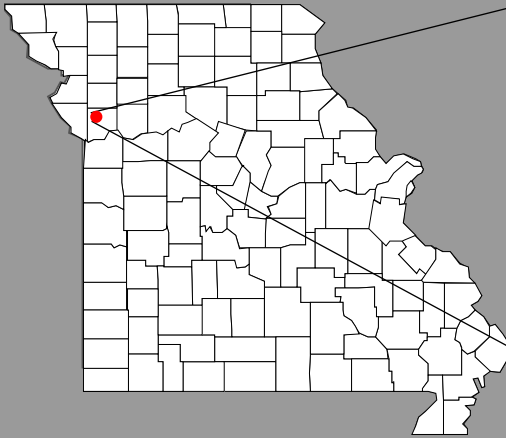
The application included a recent consolidated balance sheet documenting that sufficient funds are available to support the project.

### **ADDITIONAL INFORMATION:**

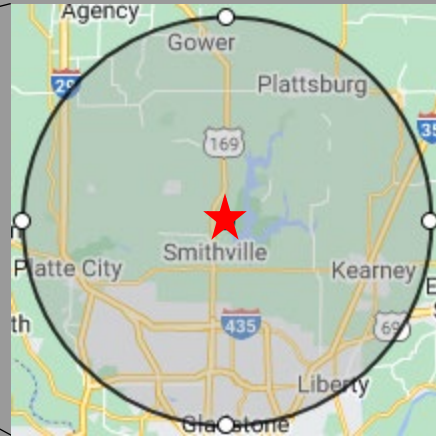
*Additional information was required from the applicant and is included with the project application on the CON website.*

## #6103 RS: *Harvey's Home for Assisted Living and Memory Care*

### Establish a 17-Bed Assisted Living Facility



**Location in Missouri**



**View of Service Area**

**Applicant:** OFP Property Group, LLC (owner/operator)

**Contact Person:** Curtis Behrend, 816-646-1673  
*ofbproperties@yahoo.com*

**Project Address:** Latitude: 39.418893, Longitude: -94.564461  
Smithville, 64089 (Clay County)

**Cost:** \$2,669,681

**Appl. Rec'd:** May 3, 2024

**100 Days Ends:** August 11, 2024 (30-Day Extension: September 10, 2024)

**Conclusions:** *Based on the following Certificate of Need Rules:*

- Application Summary... 19 CSR 60-50.430(3)..... Documented
- Detailed Description..... 19 CSR 60-50.430(4)..... Documented
- Community Need ..... 19 CSR 60-50.450(1)(B) .... **Not Documented**
- Financial Feasibility ..... 19 CSR 60-50.470(1-4) ..... Documented

## #6103 RS: Harvey's Home for Assisted Living and Memory Care

### APPLICATION SUMMARY:

*The application summary was **complete**.*

### PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **establish a 17-bed assisted living facility (ALF)**. This would be accomplished through the construction of a 9,251 square-foot building. After project completion, there would be 17 private rooms, each with a private ½ bath, and offer memory care services.

Construction would commence in July of 2024 and be completed in May of 2025.

An announcement of the project was placed in the *Courier-Tribune* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities in the 15-mile radius. No letters of support or opposition have been received.

### COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Long-Term Care" was **not documented**.*

For additional long-term care beds, the population-based need formula **[Unmet Need = (S x P) – U]** applies as follows:

Where: S = Service-specific need rate of 25 beds per 1,000 population aged 65+  
P = Year 2025 population age 65+ in the 15-mile radius  
U = Number of existing licensed (1,090) and approved (269) ALF/RCF beds in the 15-mile radius (77 licensed beds were reported as unavailable.)

Unmet need =  $(0.025 \times 37,004) - 1,359 = \mathbf{433\text{-bed surplus}}$

The Committee's practice has been to consider the occupancy of all other long-term care beds of the same licensure category in the proposed service area. According to the survey data for the 3<sup>rd</sup> quarter of 2022 through the 4<sup>th</sup> quarter of 2023 (copy attached), the average available bed occupancy for all of the facilities within the 15-mile radius was **78.2%, 77.7%, 74.8%, 75.8%, 80.9%, and 81.4%**, respectively.

The applicant's projected utilization for years 2026, 2027, and 2028 is 46.5%, 88.7% and 88.5%, respectively.

### FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

The application included a letter from Nodaway Valley Bank stating they are interested in financing \$2,480,000 of the project. A letter from a private investor was also included, stating they are willing to invest the remaining \$800,000.

### ADDITIONAL INFORMATION:

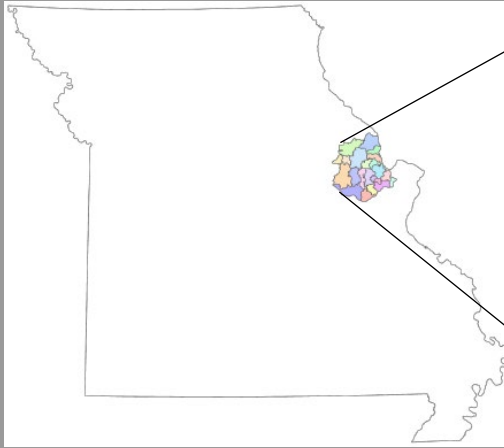
*Additional information was required. The additional information is included with the electronic application on the CON website.*

# Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds

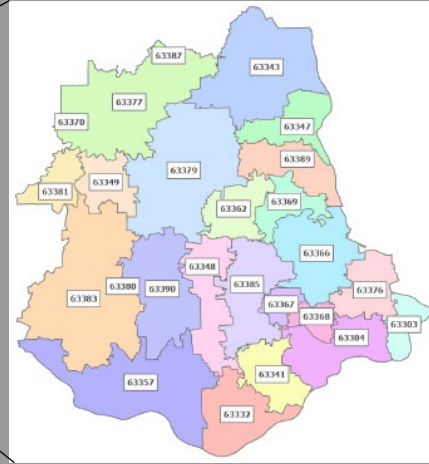
County	Facility Name	Address	City	Zip	CON APP	Licensed Beds			3rd Qtr 2022	4th Qtr 2022	1st Qtr 2023	2nd Qtr 2023	3rd Qtr 2023	4th Qtr 2023*			Average Occup %				
						ALF	RCF	TOTAL	Occup %	Occup %	Occup %	Occup %	Occup %	Pat Days	Occup Days	Occup %					
Clay	Addington Place of Shoal Creek	9601 N Tullis Dr	Kansas City	64157	0	88	0	88	68.8%	68.2%	52.9%	44.1%		8,096	5,505	68.0%	60.5%				
Clay	Benton House of Staley Hills	11071 N Woodland Ave	Kansas City	64155	15	80	0	80	85.3%	85.7%	84.6%	87.6%	86.5%	5,490	5,106	93.0%	87.1%				
Clay	Bristol Manor of Smithville	1502 S Commercial	Smithville	64089	0	0	12	12	73.0%	58.2%	51.9%	55.1%	73.9%	1,104	859	77.8%	65.1%				
Clay	Heritage Village of Gladstone	3000 NE 64th St	Gladstone	64119	0	60	0	60	71.8%	76.3%	70.7%	68.0%	81.5%	5,160	4,154	80.5%	74.7%				
Clay	Linden Woods Village	2901 NE 72nd Street	Gladstone	64119	0	40	0	40	88.1%	81.7%	84.5%	94.7%	95.4%	3,135	2,979	95.0%	89.9%				
Clay	Mockingbird Manor Residential Care	227 W Franklin	Liberty	64068	0	0	16	16	94.9%	93.8%	93.8%	93.8%	96.5%	1,472	1,439	97.8%	95.1%				
Clay	Norterre	2555 Norterre Circle	Liberty	64068	0	60	0	60	83.1%	76.2%	78.9%	80.2%	89.0%	5,520	4,911	89.0%	82.8%				
Clay	Oak Pointe of Kearney	200 Meadowbrook Drive	Kearney	64060	0	55	0	55	86.3%	85.6%	85.1%	81.8%	80.1%	5,060	4,297	84.9%	84.0%				
Clay	Oxford Grand at Shoal Creek	8280 N Tullis Ave	Kansas City	64158	0	98	0	98	80.1%	82.8%	82.4%	79.7%	75.6%	9,016	6,730	74.6%	79.2%				
Clay	The Wellington Senior Living (Openex 10/21/22)	1051 Kent St	Liberty	64068	0	66	0	66			60.4%	76.7%	88.1%	6,072	5,370	88.4%	78.5%				
Clay	Westbrook Care Center, Inc	401 Platte Clay Way	Kearney	64060	0	0	27	27	74.1%	84.5%	74.0%	78.2%	90.6%	2,484	1,844	74.2%	79.3%				
Subtotal for	Clay	Number of Units in Subtotal: 11			15	547	55	602	79.4%	79.2%	73.7%	74.5%	84.4%	52,609	43,194	82.1%	78.7%				
Platte	Benton House of Tiffany Springs	5901 NW 88th Street	Kansas City	64154	0	80	0	80	68.7%	74.1%	73.8%	79.6%	81.7%	5,399	4,633	85.8%	77.2%				
Platte	Gardens at Barry Road, The	8300 NW Barry Rd	Kansas City	64153	108	140	0	140	70.8%	68.7%	68.5%	71.9%	75.2%	12,880	9,782	75.9%	71.9%				
Platte	Heritage Village of Platte City	15 Wallingford Dr	Platte City	64079	0	0	30	30	81.0%	64.3%	69.7%	68.6%	71.3%	2,668	1,890	70.8%	71.0%				
Platte	Leona House	5000 NW Old Trail Rd	Kansas City	64151	0	7	0	7	95.8%	85.9%	91.0%	97.3%	95.2%	644	587	91.1%	92.7%				
Platte	NWKC Senior Community, LLC (CON 39.24652, -94.60744 App. 9/12/22)		Kansas City	64154	79	0	0	0													
Platte	Primrose Retirement Community of Kansas City	8559 North Line Creek Parkway	Kansas City	64154	0	44	0	44	77.3%	77.3%	61.4%	61.4%	61.4%	1,748	1,748	100.0%	70.3%				
Platte	Senior Star at Wexford Place (CON App. 3/6/23)	6500 N. Cosby Ave	Kansas City	64151	67	0	0	0													
Platte	Tiffany Springs Senior Care Commun	9101 N Ambassador Drive	Kansas City	64154	0	89	0	89	76.2%	78.9%	86.9%	81.4%	79.9%	8,188	6,391	78.1%	80.2%				
Platte	Wexford Place Assisted Living and Memory Support by Senior Star	6460 N Cosby Ave	Kansas City	64151	0	98	0	98	88.8%	87.4%	86.5%	89.1%	83.0%	9,016	7,615	84.5%	86.5%				
Subtotal for	Platte	Number of Units in Subtotal: 9			254	458	30	488	76.9%	76.1%	76.2%	77.5%	77.3%	40,543	32,646	80.5%	77.4%				
GRAND TOTALS:						Number in State: 20			269	1,005	85	1,090	78.2%	77.7%	74.8%	75.8%	80.9%	93,152	75,840	81.4%	78.1%

## #6106 HS: Mercy Hospital Wentzville

### Establish a 75-Bed Hospital



**Location in Missouri**



**View of Service Area**

**Applicant:** Mercy Health East Communities & Mercy Hospital  
Wentzville (owners)  
Mercy Hospital Wentzville (operator)

**Contact Person:** Richard Hill, 314-621-2939  
[rhill@lashlybaer.com](mailto:rhill@lashlybaer.com)

**Project Address:** Latitude: 38.4829, Longitude: -90.5039  
Wentzville, 63385 (St. Charles County)

**Cost:** \$635,177,720

**Appl. Rec'd:** May 3, 2024

**100 Days Ends:** August 11, 2024 (30-Day Extension: September 10, 2024)

**Conclusions:** *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) .... Documented
- Detailed Description..... 19 CSR 60-50.430(4) .... Documented
- Community Need ..... 19 CSR 60-50.440(4).... Documented
- Financial Feasibility..... 19 CSR 60-50.470(1-4) . Documented

## #6106 HS: Mercy Hospital Wentzville

### APPLICATION SUMMARY:

*The application summary was **complete**.*

### PROPOSAL DESCRIPTION:

*The detailed project description was **complete**.*

The applicant proposes to establish a **hospital with 75 licensed medical/surgical beds**. The project would be accomplished by constructing a 425,000 square foot building. A list of services that would be offered at the hospital was included in the application. All inpatient rooms would be private.

The applicants' primary service area consists of zip codes within the western portions of St. Charles County along with the majority of Warren and Lincoln County. Those zip codes are: 63303, 63304, 63332, 63341, 63343, 63347, 63348, 63349, 63357, 63362, 63366, 63367, 63368, 63369, 63370, 63376, 63377, 63379, 63380, 63381, 63383, 63385, 63387, 63389, and 63390.

The applicant expects construction to begin June of 2025 and the project to be completed by March of 2029.

A public notice was placed in the *St. Louis Post-Dispatch* for public awareness. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. Mercy also hosted community meetings to seek input and feedback. One hundred and five letters expressing support and no letters of opposition have been received.

### COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "New Hospitals" was **documented**.*

The hospital would offer 75 inpatient medical/surgical beds, a fully equipped emergency room, supportive imaging, and other required services.

According to the Criteria and Standards for new hospitals, the occupancy of other hospitals in the geographic service should exceed 80% for the most recent three full years of operation. The hospitals in the proposed service area with medical/surgical beds are listed below. Based on the occupancy data provided by the applicant, this standard has **been met**.

Hospital	County & Zip	# Med/Surg Beds	Occupancy
Barnes-Jewish St. Peters Hospital	St. Charles/ 63376	94	84% in 2021, 97% in 2022, 98% in 2023
Progress West Hospital	St. Charles/ 63368	42	85% in 2021, 99% in 2022, 100% in 2023
SSM Health St. Joseph Hospital – Lake St. Louis	St. Charles/ 63367	165	97% in 2021, 98% in 2022, 96% in 2023
Mercy Hospital Lincoln	Lincoln/ 63379	21	84% in 2021, 95% in 2022, 80% in 2023
<b>Total</b>		<b>322</b>	

## #6106 HS: Mercy Hospital Wentzville

The population-based need formula [Unmet Need = (R x P) – U] applies as follows:

Where: R = Service-specific need rate of 1 medical/surgical bed  
per 570 population

P = Year 2025 population in the service area

U = Number of existing beds in the service area

Unmet need =  $(0.0017543859649123 \times 478,675) - 322 = 517\text{-bed need}$

The applicant projected utilization for the first three full years of operation to be 49.8%, 57.4%, and 64.9% respectively.

### FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was documented.*

New construction cost per square foot for the hospital is estimated to be \$660. This cost estimate is higher than the 2024 RS Means Building Construction Cost data for the area reporting \$492.50 three-fourths percentile cost per square foot. The applicant stated that the project's construction cost is reasonable based on the internal research Mercy conducted.

The application included a copy of Mercy's consolidated financial statements to show sufficient funding is available.

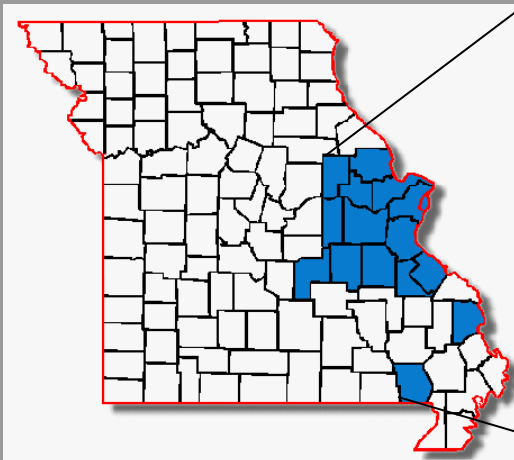
### ADDITIONAL INFORMATION:

*Additional information was required from the applicant and is included with the electronic application on the CON website.*

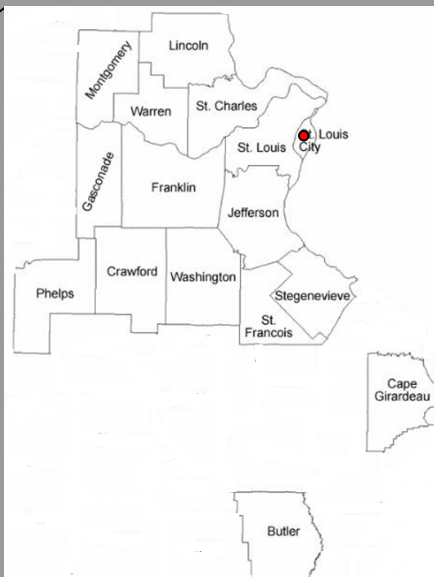


# #6108 HS: *Barnes Jewish Hospital – Siteman Cancer Center*

**Add an additional CT,  
PET/CT, and MRI unit**



Location in Missouri



View of Service Area

**Applicant:** Barnes-Jewish Hospital (owner/operator)

**Contact Person:** Greg Bratcher, 314-323-1231  
[gbratcher@bjc.org](mailto:gbratcher@bjc.org)

**Location:** 1 Barnes-Jewish Hospital Plaza  
St. Louis, 63110 (St. Louis City)

**Cost:** \$12,583,511

**Appl. Rec'd:** May 3, 2024

**100 Days Ends:** August 11, 2024 (30-Day Extension: September 10, 2024)

**Conclusions:** *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) .... Documented
- Detailed Description..... 19 CSR 60-50.430(4) .... Documented
- Community Need ..... 19 CSR 60-50.440(2)..**Partially Documented**
- Financial Feasibility ..... 19 CSR 60-50.470(2-4) . Documented

# #6108 HS: Barnes Jewish Hospital – Siteman Cancer Center

## APPLICATION SUMMARY:

*The application summary was **complete**.*

## PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **add one computed tomography (CT) scanner, one positron emission tomography/computed tomography (PET/CT) scanner, and one magnetic resonance imaging (MRI) unit**. The CT would be a Siemens Alpha photon-counting unit, the PET/CT would be a Siemens Quadra unit, and the MRI would be a Siemens Vida 3-tesla unit. The project includes the equipment, accessories, and software. The applicant expects project completion and patient usage by fall of 2024.

The applicant's service area consists of sixteen Missouri counties (Butler, Cape Girardeau, Crawford, Franklin, Gasconade, Jefferson, Lincoln, Montgomery, Phelps, St. Charles, St. Francois, St. Louis City, St. Louis, St. Genevieve, Warren, and Washington).

The public was notified of the project through an announcement in the *St. Louis Post-Dispatch*. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. The application included no letters of support or opposition.

## COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **partially documented**.*

### **CT**

For additional CT units, an optimum annual utilization standard of 4,000 procedures applies. The applicant's average number of scans using the 11 existing units in year 2021 was 48,214 and using the 12 existing units in years 2022 and 2023 were 46,040, and 47,509 respectively. Therefore, the utilization standard **has been partially met**.

The projected annual utilization for 13 CTs in 2025, 2026 and 2027 is: 49,775, 51,321, and 57,502 scans respectively.

### **PET/CT**

For additional PET/CT units, an optimum annual utilization standard of 1,000 procedures applies. The applicant's average number of scans using the two existing units in years 2021, 2022, and 2023 was 4,820, 5,128, and 5,635 respectively. Therefore, the utilization standard **has been met**.

The projected annual utilization for all three PET/CTs in 2025, 2026 and 2027 is: 7,394, 9,155, and 11,548 scans, respectively.

## #6108 HS: *Barnes Jewish Hospital – Siteman Cancer Center*

### MRI

For additional MRI units, an optimum annual utilization standard of 3,000 procedures applies. The applicant's average number of scans using the 13 existing units in years 2021 and 2022 were 47,369 and 48,790, and while using the 15 units in year 2023 was 54,478 respectively. Therefore, the utilization standard **has been met**.

The projected annual utilization for all 16 MRIs in 2025, 2026 and 2027 is: 55,574, 56,322, and 59,312 scans, respectively.

### FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

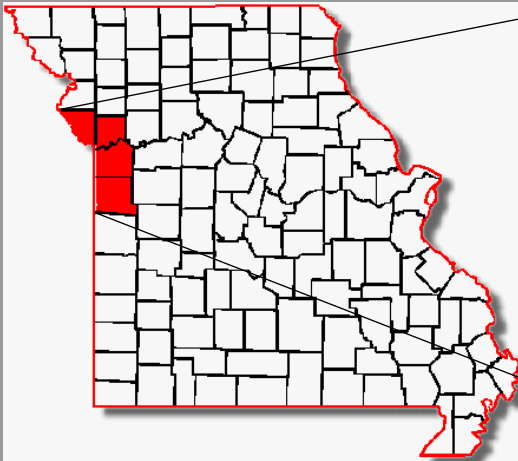
The applicant provided IRS 990 forms to show sufficient funding is available for the project.

### ADDITIONAL INFORMATION:

*A small amount of additional information was required from the applicant. It is included with the electronic copy of the application on the CON website.*

## #6109 HS: *Saint Luke's Hospital*

### Acquire an additional Hybrid OR



Location in Missouri



View of Service Area in Missouri

**Applicant:** Saint Luke's Hospital of Kansas City (owner/operator)

**Contact Person:** K. Morgan Rioux-Forker, 573-356-0100  
*Krioux-forker@saint-lukes.org*

**Project Address:** 4401 Wornall Rd.  
Kansas City, 64111 (Jackson County)

**Cost:** \$5,069,178

**Appl. Rec'd:** May 3, 2024

**100 Days Ends:** August 11, 2024 (30-Day Extension: September 10, 2024)

**Conclusions:** *Based on the following Certificate of Need Rules:*

- Application Summary..... 19 CSR 60-50.430(3) ..... Documented
- Detailed Description..... 19 CSR 60-50.430(4) ..... Documented
- Community Need ..... 19 CSR 60-50.440(1) ..... Documented
- Financial Feasibility ..... 19 CSR 60-50.470(2-4) ..... Documented

# #6109 HS: Saint Luke's Hospital

## APPLICATION SUMMARY:

*The application summary was **complete**.*

## PROPOSAL DESCRIPTION:

*The detailed project description and community awareness and support were **documented**.*

The applicant proposes to **acquire an additional hybrid operating room (OR) suite** by converting an existing open OR to an endovascular OR. It would be a Philips Azurion 7 M20 system. Installation and conversion of the OR is expected to be completed in 1<sup>st</sup> quarter of 2025.

The primary service area for St. Luke's Hospital includes four Missouri counties: Cass, Clay, Jackson, and Platte.

The public was notified of the project through an announcement in the *Kansas City Star* making the public aware of the project. The applicant also sent a letter regarding the proposal to the facilities with similar services in the geographic service area. No letters of support or opposition have been received.

## COMMUNITY NEED CRITERIA AND STANDARDS:

*A need according to the Criteria and Standards for "Equipment and New Hospitals" was **documented**.*

For additional units, a minimum utilization standard normally applies. However, currently there is no minimum utilization standard for hybrid operating rooms.

The applicant projects utilization for years 2026, 2027 and 2028 to be 1,135, 1,249 and 1,374 cases respectively.

## FINANCIAL FEASIBILITY CRITERIA AND STANDARDS:

*Financial feasibility of the project was **documented**.*

The application included St. Luke's consolidated financial statements showing sufficient funds are available to finance the project.

## ADDITIONAL INFORMATION:

*A small amount of additional information was required from the applicant and is included with the electronic copy of the application on the CON website.*

# Previous Business

# Previous Business

## Item #1

### #5843 RS: Senior Living at the Elms

#### Excelsior Springs (Clay County)

#### **\$25,194,000, Sixth extension on CON to establish 110-bed ALF**

Contact Person: *Craig Elmore, 816-761-1120, jjedcoe@aol.com*

On July 12, 2021, a CON was issued to 750 Marietta, LLC (owner) and Elms Senior Living, LLC (operator), to establish a 110-bed assisted living facility (ALF) to be located at 750 S. Marietta, Excelsior Springs, MO 64024, at a cost of \$25,194,000. This would be accomplished through construction of a three-story, 97,540 square-foot building. Ninety units would be for single-occupancy and ten units would be for double-occupancy. Forty beds would be dedicated to memory care services and a portion of the building would be utilized for independent living services. The application stated that construction would commence in 1<sup>st</sup> quarter of 2022 and be completed in 1<sup>st</sup> quarter of 2023.

On February 23, 2024, a request was received for a sixth extension to January 12, 2025. The applicant stated the project has been delayed due to several increases in the cost of goods and construction. The applicant is currently working on obtaining the HUD loan, finalizing design plans and obtaining zoning. The applicant is requesting two additional extensions at this time. According to the last PPR, as of January 12, 2024, the applicant has incurred a total cost of \$141,965. No costs have been incurred or reported since January of 2022.

#### Extension Request History

Request Rec'd	Reason for Request	Decision
1/21/22	Delays on financing	1/21/22-Extension to 7/12/22
6/7/22	Delays on construction	7/11/22- Two Extensions to 7/12/23
8/1/23	Delays on construction	9/12/23- Two Extensions to 7/12/24

The applicant is in compliance with progress reporting requirements for the project at this time. Also, CON records indicate that almost all reports have been late in the past.

## Item #2

### #5433 RS: Springhouse Village

#### Rogersville (Greene County)

#### **\$13,582,500, Involuntary forfeiture on CON to establish 85-bed ALF**

Contact Person: *Elizabeth Link, 618-407-3502, lizlink7@gmail.com*

On May 1, 2017, a CON was issued to Springhouse Village of Springfield, LLC (owner) and Foster Development Inc. d/b/a Foster Senior Living (operator), to establish an 85-bed ALF at 4374 East Mary Road, Rogersville, MO 65742, at a cost of \$13,582,500. This would be accomplished by constructing a new single-story, 73,436 square-foot building. The facility would have 67 private rooms and 9 semi-private rooms. A portion of the licensed beds would be for memory care. The application stated groundbreaking would commence in January of 2018, and the project be completed in January of 2019.

On March 13, 2024, a request was received for a fourteenth extension due to project development delays. At the May 6, 2024 CON Meeting, the MHFRC denied the applicants request for a fourteenth extension, and therefore, this project was placed for an involuntary forfeiture. On May 7, 2024, CON staff sent the project contact person, Elizabeth Link, a notice of possible forfeiture due to the failure to incur capital expenditure through above ground construction and the MHFRC denying their fourteenth extension request. The contact person acknowledged receipt of the possible forfeiture notice on May 8, 2024, and has submitted additional documentation requesting the MHFRC to reconsider the possible forfeiture. Redesign and relocation of the sewer line and private utilities has been completed and the City's contractor is ready to restart construction on the site.

#### Extension Request History

Request Rec'd	Reason for Request	Decision
11/8/17	Finalizing design to begin site work	11/9/17-Extension to 5/1/18
6/18/18	Zoning	9/10/18-Two extensions to 5/1/19
4/1/19	Zoning	5/6/19-Two extensions to 5/1/20

# Previous Business

4/28/20	Zoning	7/13/20-Two extensions to 5/1/21
4/9/21	Site work	5/24/21- Three extensions to 11/1/22
10/3/22	Project Development Delay	11/10/22- Three Extensions to 5/1/24
3/13/24	Project Development Delay	5/6/24 – Extension denied

The applicant is in compliance with progress reporting requirements for the project at this time. However, CON records indicate that reports have been late in the past.

## Item #3

### #5717 RS: Springhouse Village

#### Rogersville (Greene County)

#### **\$2,125,550, Involuntary forfeiture on CON to add 20 ALF beds**

Contact Person: Elizabeth Link, 618-407-3502, [lizlink7@gmail.com](mailto:lizlink7@gmail.com)

On November 4, 2019, a CON was issued to Springhouse Village of Springfield, LLC (owner) and Foster Development Inc d/b/a Foster Senior Living (operator) to add 20 assisted living facility (ALF) beds to CON approved project #5433 RS at 4374 East Mary Road, Rogersville, MO 65742, at a cost of \$2,125,550. This would be accomplished by changing the initial project plans to add 11,250 square-feet of 17 rooms and convert private rooms to semi-private rooms. Based on 105 ALF beds, there would be 83 private units and 11 semi-private units. The application stated that construction would begin in March of 2021 and be completed in June of 2022.

On March 13, 2024, a request was received for a ninth extension due to project development delays. At the May 6, 2024 CON Meeting, the MHFRC denied the applicants request for a ninth extension, and therefore, this project was placed for an involuntary forfeiture. On May 7, 2024, CON staff sent the project contact person, Elizabeth Link, a notice of possible forfeiture due to the failure to incur capital expenditure through above ground construction and the MHFRC denying their ninth extension request. The contact person acknowledged receipt of the possible forfeiture notice on May 8, 2024, and has submitted additional documentation requesting the MHFRC to reconsider the possible forfeiture. Redesign and relocation of the sewer line and private utilities has been completed and the City's contractor is ready to restart construction on the site.

#### Extension Request History

Request Rec'd	Reason for Request	Decision
5/29/20	Project development delay	5/29/20-Extension to 11/4/20
9/29/20	Project development delay	11/9/20-Extension to 5/4/21
4/9/21	Project development delay	5/24/21-Three extensions to 11/4/22
10/3/22	Project development delay	11/10/22- Three Extensions to 5/4/24
3/13/24	Project development delay	5/6/24 – Extension denied

The applicant is in compliance with progress reporting requirements for the project at this time. However, CON records indicate that reports have been late in the past.

## Item #4

### #5954 RS: NWKC Senior Community, LLC

#### Kansas City (Platte County)

#### **\$19,439,276, Owner change on CON to establish 79-bed ALF**

Contact Person: Paul Brothers, 816-285-3884, [pbrothers@gravesgarrett.com](mailto:pbrothers@gravesgarrett.com)

On September 12, 2022, a CON was issued to NWKC Senior Community, LLC (owner/operator) to establish a 79-bed assisted living facility (ALF) at 39.24652, -94.60744, Kansas City, MO 64154, at a cost of \$16,607,558. This would be accomplished through the construction of a two-story, 58,523 square-foot building co-located with a 127-bed independent living facility. Forty-nine units would be for single-occupancy and fifteen units would be for double-occupancy; twenty units would be dedicated to memory care services. The application stated construction would commence in winter of 2023 and be completed and licensed in fall/winter of 2025.

On November 6, 2023, a project cost overrun was approved to \$19,439,276.



# Previous Business

On April 25, 2024, a request was received for an owner change. The proposed owner would be NWKC Housing – DE, LLC. The current CON holder, NWKC Senior Community, LLC, will remain the operator, but it is transferring property ownership of the project to its newly created affiliate entity, NWKC Housing – DE, LLC. The two entities share common management. Funding for the project remains secured, and neither the scope of the project nor timelines will be affected by this change.

## Extension Request History

Request Rec'd	Reason for Request	Decision
3/14/23	Construction delays	3/14/23-Extension to 9/12/23
9/19/23	Construction delays	11/6/23- Two Extensions to 9/12/24

The applicant is in compliance with progress reporting requirements for the project at this time.

## Item #5

**#5840 RS: Majestic Residences at Old Hawthorne**

**Columbia (Boone County)**

**\$6,648,303, Sixth extension on CON to establish 36-bed ALF**

Contact Person: Joseph Greaves, 573-442-2727, [joe.greaves@centraldevelopmentgroup.com](mailto:joe.greaves@centraldevelopmentgroup.com)

On May 24, 2021, a CON was issued to Central MO RAL, INC (owner/operator), to establish a 36-bed assisted living facility (ALF) to be located at 38.929970, -92.255040, Columbia, MO 65201, at a cost of \$6,648,303. This would be accomplished through construction of three, single story, 7,028 square-foot buildings. Each building would house 12 private units and be equipped for memory care services. The application stated that construction would commence in July of 2021 and be completed in October of 2022.

On May 21, 2024, a request was received for a sixth extension to November 24, 2024. The applicant stated the project has experienced several delays in securing material/construction costs and financing. The applicant is currently working to renegotiate terms with the lender. No additional extensions are being requested at this time. According to the last PPR, as of May 24, 2024, the applicant has incurred a total cost of \$288,000.

## Extension Request History

Request Rec'd	Reason for Request	Decision
11/24/21	Delays on financing and permits due to COVID-19	11/24/21-Extension to 5/24/22
6/6/22	Construction Delays	7/11/22- Extension to 11/24/22
12/26/22	Financing Delays	3/6/23- Extension to 5/24/2023
5/26/23	Financing Delays	9/12/23- Extension to 11/24/23
11/29/23	Financing Delays	1/8/24- Extension to 5/24/24

The applicant is in compliance with progress reporting requirements for the project at this time. Also, CON records indicate that reports have been late in the past.

## Item #6

**#5995 NS: Premium Apartments, LLC (Prev. JP Advance Care, LLC)**

**Kansas City (Clay County)**

**\$1,500,000, Second extension and owner change on CON to establish 150-bed SNF**

Contact Person: Kim Heard, 816-698-6266, [kimheardconsulting@outlook.com](mailto:kimheardconsulting@outlook.com)

On May 1, 2023, a CON was issued to Community Healthcare, LLC (owner) and JP Advance Care, LLC (operator) to establish 150-bed skilled nursing facility (SNF), located at 724 NE 79<sup>th</sup> Terrace, Kansas City, MO 64118, at a cost of \$1,500,000. This would be accomplished through renovations of a single story, 32,238 square-foot building. All rooms would be licensed for two beds each and be located on the first floor and basement of the building. The application stated that renovations would commence in July of 2023 and be completed in September of 2023.

# Previous Business

On May 22, 2024, a request was received for an owner change and second extension to November 1, 2024. The proposed owner would be Premium Apartments, LLC. The owner change is due to the existing owner selling the property due to lack of knowledge in DHSS licensure building requirements. The proposed owner is not affiliated with the current owner and have no previous relationship. A conditional loan term sheet was provided documenting sufficient financing available for the project. A second extension is needed due to delays from the owner change and stated that six additional extensions will be needed. According to the last PPR, as of May 1, 2024, the previous owner incurred a total cost of \$1,033,688 consisting of land acquisition and preparing the building for renovations.

## Extension Request History

Request Rec'd	Reason for Request	Decision
12/11/23	Construction Delays	12/11/23-Extension to 5/1/24

The applicant is in compliance with progress reporting requirements for the project at this time. Also, CON records indicate that all reports have been late in the past.

## **Item #7**

**#6006 NS: The Baptist Home DBA Baptist Homes of Ozark  
Ozark (Christian County)**

**\$2,943,265, Second extension on CON to establish 24-bed SNF**

*Contact Person: Andy Braams, 573-469-9445, abraams@bhbm.org*

On July 24, 2023, a CON was issued to Baptist Homes and Healthcare Ministries (owner) and The Baptist Homes DBA Baptist Homes of Ozark (operator), to establish a 24-bed skilled nursing facility (SNF), located at 1625 W Garton Road, Ozark, MO 65271, at a cost of \$2,943,265. This would be accomplished through construction of two 8,243 square-foot buildings. Each building would house 12 private units. Construction would begin in August of 2023 and be completed in November of 2024.

On June 4, 2024, a request was received for a second extension to January 24, 2025. The applicant stated the project has experienced several delays in organizational matters. The applicant is currently working on replenishing financial reserves to begin sitework at the Ozark campus. The applicant is requesting two additional extensions at this time. According to the last PPR, as of January 24, 2024, the applicant has incurred a total cost of \$270,252.

## Extension Request History

Request Rec'd	Reason for Request	Decision
1/24/24	Delays due to organizational matters	1/24/24-Extension to 7/24/24

The applicant is in compliance with progress reporting requirements for the project at this time.

## **Item #8**

**#5707 RS: Poplar Bluff II – Assisted Living by Americare  
Poplar Bluff (Butler County)**

**\$5,258,412, Ninth extension request on CON to establish 34-bed ALF**

*Contact Person: Heather Westenhaver, 573-422-5188, hwestenhaver@americareusa.net*

On January 6, 2020, a CON was issued to Poplar Bluff Residential, LLC (owner/operator) to establish a 34-bed assisted living facility (ALF) at 36.764722, -90.446111, Poplar Bluff, MO 63901, at a cost of \$5,258,412. This would be accomplished through the construction of a single story, 24,685 square-foot building. Twenty-eight units would be for single-occupancy and six units would be for double-occupancy. The application stated construction would commence in 2<sup>nd</sup> quarter of 2020 and be completed in 2<sup>nd</sup> quarter of 2021. The applicant stated they would delicense 17 ALF beds from their existing facility, River Mist-Assisted Living by Americare. River Mist is less than two miles distance from the proposed site.

## Previous Business

On June 17, 2024, a request was received for a ninth extension to January 6, 2025. The applicant is currently working on navigating through the city plan approval process and expects approvals in 3<sup>rd</sup> quarter of 2024, with site work beginning in 1<sup>st</sup> quarter of 2025. Therefore, one additional extension is anticipated at this time. According to the last PPR, as of January 6, 2024, the applicant has incurred a total cost of \$280,640.

### Extension Request History

<b>Request Rec'd</b>	<b>Reason for Request</b>	<b>Decision</b>
7/27/20	Easement & zoning	7/27/20-Extension to 1/6/21
11/9/20	COVID-19 delays	1/4/21-Extension to 7/6/21
5/17/21	COVID-19 delays	7/12/21- Two extensions to 7/6/22
6/2/22	Zoning Delays	7/11/22- Two extensions to 7/6/23
6/1/23	Zoning Delays	7/24/23- Two extensions to 7/6/24

The applicant is in compliance with progress reporting requirements for the project at this time. However, CON records indicate that reports have been late in the past.

# Management Issues

**CON Non-Applicability Letters**  
**Issued April 17, 2024 - July 8, 2024**  
**(Sorted by issue date)**

Project Information				Decription		Dates	Decision	Applicant	
Number	Project Name			Proposed Activity		LOI Rec'd	Issue Date	Owner Name	Phone No.
	Address	City	Zip	County	Original Proj Cost		Decision	Operator Name	
6111 RA	N & R of Malden dba Ridgeview Living Community			Establish 96-bed RCF		04/18/2024	05/06/2024	Malden RE Holdings, LLC	573-481-9625
	500 Barrett Dr	Malden	63863	Dunklin	\$0		Not Applicable	Voyage Healthcare of Malden, LLC	
6116 RA	Equilibrium Ranch			Add 1 RCF bed		04/23/2024	05/24/2024	RSR Properties	573-885-6443
	81 Pilkenton Ln #705	Cuba	65453	Crawford	\$0		Not Applicable	Equilibrium Ranch	
Total Non-Applicability		2							

Type of Project: H-Hospital R-Residential Care/Assisted Living  
N-Skilled Nursing/Intermediate Care A-Applicability  
F-Freestanding

LOI Rec'd. - Letter of Intent Received  
Issue Date - Letter signed by Chair

Missouri Health Facilities Review Committee  
**Certificate of Need Expedited Ballot Meeting**  
August 21, 2024

**Tentative Agenda**

*\*Application deadline for this review cycle is July 10, 2024.*

Missouri Health Facilities Review Committee  
**Certificate of Need Meeting**  
September 9, 2024, 9:00 a.m.  
**TBD**

**Tentative Agenda**

**A. Committee Business**

1. Review and Perfect Agenda
2. Approve Minutes

**B. New Business**

1. #6110 RS: Mill Creek Village-Assisted Living by Americare  
Columbia (Boone County)  
\$0, Add 9 ALF beds
2. #6099 NS: St. Louis Altenheim  
St. Louis (St. Louis City)  
\$1,150,000, Add 46 SNF beds
3. #6120 HS: Hannibal Regional Hospital  
Kirksville (Adair County)  
\$6,986,291, Acquire a linear accelerator
4. #6122 RS: The Grand Royale  
Gladstone (Clay County)  
\$25,000, Add 52 ALF beds
5. #6101 HS: Boone Health  
Columbia (Boone County)  
\$5,072,000, Acquire two additional robotic surgery units
6. #6119 RS: Friendship Village Assisted Living & Memory Care  
St. Louis (St. Louis County)  
\$8,095,719, Add 28 ALF beds
7. #6123 HS: St. Louis Children's Hospital/KVC Mental Wellness Campus  
St. Louis (St. Louis County)  
\$66,640,170, Establish 77-bed pediatric psychiatric hospital
8. #6125 HS: Saint Luke's Radiation Therapy - Liberty, LLC  
Kansas City (Platte County)  
\$1,674,364, Relocate linear accelerator

**C. Previous Business**

**D. Management Issues**

1. Non-Applicability Letters Issued
2. Activity Schedules
3. Other

**Except to the extent disclosure is otherwise required by law, the Missouri Health Facilities Review Committee (Committee) is authorized to close meetings, records and votes to the extent they relate to the following: 610.021.(1), (3), (13), and (14) RSMo.**

**The Committee may go into closed session at anytime during the meeting. If the meeting is closed, the appropriate section will be announced to the public with a motion and vote recorded in open session minutes.**

Missouri Health Facilities Review Committee  
**Certificate of Need Expedited Ballot Meeting**  
September 19, 2024

**Tentative Agenda**

*\*Application deadline for this review cycle is August 8, 2024.*



Missouri Health Facilities Review Committee  
**Certificate of Need Expedited Ballot Meeting**  
October 24, 2024

**Tentative Agenda**

*\*Application deadline for this review cycle is September 12, 2024.*

**Incomplete Projects Report  
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
1011 NS	Garden View of Chesterfield Establish 240-Bed SNF	St. Louis	St. Louis	06/26/1986	\$11,735,000	79%		06/12/91: Transfer of ownership approved (formerly Barnes Continuing Care Corp.) 1/92: Project reported at 79% complete. 130/240 beds licensed
3765 NS	Frene Valley Geriatric & Rehab Center Replace 30 SNF beds	Hermann	Gasconade	06/21/2005	\$2,000,000	5%		1/9/23: Contact Correction. Previously was Tom Vaughn <tom.vaughn@huschblackwell.com>
3815 NS	Crescent Care, LLC Replace 264-bed SNF	St. Louis	St. Louis	09/21/2005	\$18,198,322	4%		Facility to be replaced: Tower Village (264-bed SNF), 4518 Blair Ave., St. Louis 63107, St. Louis City 11/20/06: Second extension 03/26/07: Third extension 12/03/07: Fourth extension 06/02/08: Fifth extension 12/08/08: Sixth extension 2009: Applicant documented above ground construction in 2009. 04/03/23: Contact Person updated. Was Thomas Vaughn <tom.vaughn@huschblackwell.com>
4050 RS	Chateau Girardeau Add 18 ALF beds/renovate facility	Cape Girardeau	Cape Girardeau	06/04/2007	\$2,629,629	50%		05/09: 11 of 18 beds are complete and licensed. 4/3/23: Contact Person Change. Was Thomas Vaughn <tom.vaughn@huschblackwell.com>
4170 RS	MH-Brookview, LLC (prev. Mackenzie Place) Establish 44-bed ALF	Maryland Heights	St. Louis	03/31/2008	\$7,300,000	5%		06/01/09: Change of owner/operator to MHBrookview, LLC, change of site, and reduction in project cost. 01/09/12: Multiple ext. to 03/30/12. 02/04/13: CON modified from 77-bed to 44 and \$12,597,650 to 7,300,000.
4307 RS	The Gardens at Barry Road Add 148 ALF beds	Kansas City	Platte	02/02/2009	\$27,000,000	20%		05/10/10: 2nd ext. to 08/01/10 09/13/10: 3rd ext. to 02/01/11 05/09/11: 4th ext. to 08/01/11 09/12/11: 5th ext. to 03/12/12. Owner/operator change to BSLC II. 10/04/11: Closed on financing 09/26/11. 2/21/14: 40 beds licensed
4479 NP	Columbia Manor Care Center Purchase 40 SNF beds- Expansion	Columbia	Boone	03/24/2010	\$2,924,500	0%		3/24/23: Rcvd Contact Correction. Was Thomas Vaughn <tom.vaughn@huschblackwell.com> 12/19/23: Rcvd Contact Correction. Was Emily Solum <emily.solum@huschblackwell.com> 1/8/24: Owner/Operator change approved; previously Columbia Manor, Inc (Owner/Operator)

**Incomplete Projects Report  
(sorted by Approval Date)**

<b>Number</b>	<b>Project Name</b>	<b>City</b>	<b>County</b>	<b>Approval Date</b>	<b>Project Cost</b>	<b>% Complete</b>	<b>End of Extension</b>	<b>Comments</b>
4516 RS	Shelbourne Senior Living (Previously Establish 51-bed ALF	Chesterfield	St. Louis	07/12/2010	\$14,400,000	99%		1/24/11: 1st ext to 7/11/11 9/12/11: 2nd ext. to 1/12/12 5/7/12: 3rd ext. to 9/12/12 10/15/12: 4th ext. to 3/12/13 1/4/16: Multiple exts to 3/12/16 & operator change (was Chesterfield Senior Care, LLC) 5/2/16: 11th ext to 9/12/16 & owner change (prev. Vision Ventures, LLC), operator change (Prev. Covenant Senior Care, LLC) & site change (prev 17655 Wild Horse Creek Rd) 3/6/17: MHFRC changed numbering of exts. & approved 2nd & 3rd ext to 9/12/17 11/6/17: 4th & 5th exts to 9/12/18 & site change (Pr16580 Wild Horse Creek Road) 11/9/18- 6th & 7th ext to 9/12/19. 11/4/19-8th & 9th Ext to 9/12/20, Rich Hill stated if no cap exp by 9/2020, they will voluntarily forfeit the project. 7/13/20-10th ext to 3/12/21 10/31/22: 8/26/22: admin change to address, was 16125 Chesterfield Parkway 11/10/22: C/O approved was \$8,213,069
4739 RS	Avalon Memory Care LLC Establish 60-bed ALF	St. Louis	St. Louis	03/05/2012	\$5,399,868	60%		08/24/12: 1st ext. to 03/05/13. 05/06/13: 2nd extension to 09/05/13. 09/09/13: 3rd extension to 03/05/14. 03/10/14: 4th extension to 09/05/14. 09/08/14: 5th extension to 03/05/15. 03/02/15: 6th extension to 9/5/15
4773 NT	The Maples Health and Rehabilitation Replace 135-bed SNF	Springfield	Greene	07/09/2012	\$12,053,505	89%		Facility is licensed for 120 beds. Phase II of plan is not complete
5026 RS	Benton House of Staley Hills Establish 95-bed ALF	Kansas City	Clay	05/05/2014	\$10,200,000	92%		12/12/14: 1st ext 7-13-15 2nd ext to 11-5-15 3/7/16-3rd ext to 5/5/16 7/11/16 4th ext to 11/5/16
5091 RS	The Gables at Brady Circle Establish 80-bed ALF	St. Louis	St. Louis	11/03/2014	\$1,625,000	97%		5/3/15-1st ext to 11/3/15 6/18/24 Contact changed from Tom Piper macquest@mac.com
5208 RS	St. Louis Altenheim ALF Memory Care Establish 30 bed ALF	St. Louis	St. Louis	09/14/2015	\$2,485,000	76%		9/1/22: Contact Correction Person rec'd. Originally Rich Hill <rhill@lashlybaer.com> 6/18/24 Contact Correction Person rcvd previously Thomas Piper macquest@mac.com

**Incomplete Projects Report  
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5234 DS	Copper Rock Village Establish 90-bed SNF and 60-bed ALF	Rogersville	Webster	01/04/2016	\$17,063,685	71%		7/22/16-1st ext to 1/4/17 3/6/17: 2nd & 3rd ext to 1/4/18 3/5/18: 4th & 5th ext to 1/4/19 1/10/23: Contact update. Contact was Thomas Vaughn <tom.vaughn@huschblackwell.com>
5323 RS	Palestine Legacy Residences Establish 39-bed ALF	Kansas City	Jackson	11/07/2016	\$5,471,250	16%	11/07/2024	1/29/18-1st ext. to 11/7/17 3/5/18: 2nd & 3rd ext. to 11/7/18 3/4/19: 4th & 5th ext to 11/7/19 5/6/19- site change approved, prev location was 3640 Benton Boulevard, project cost decreased from 9,259,235 11/4/19-6th & 7th ext to 11/7/20. 11/9/20- 8th & 9th ext to 11/7/21. 11/8/21: 10th & 11th ext to 11/7/22 11/10/22: 12th & 13th ext to 11/7/23 11/6/23: 14th & 15th ext to 11/7/24
5433 RS	Springhouse Village Establish 85-bed ALF	Rogersville	Greene	05/01/2017	\$13,582,500	0%	05/01/2024	11/9/17-1st ext to 5/1/18 9/10/18-2nd & 3rd ext to 5/1/19 5/6/19- 4th & 5th Ext to 5/1/20 7/13/20-6th & 7th ext to 5/1/21 5/24/21-8th, 9th & 10th ext to 11/1/22 2/23/22-Contact person changed from Thomas R. Piper 11/10/22: 11th, 12th, & 13th ext to 5/1/24 5/6/24: 14th Ext Denied
5446 RS	Mount Carmel Senior Living Establish 10-bed ALF	O'Fallon	St. Charles	07/10/2017	\$1,607,270	99%		1/17/18-1st ext to 7/10/18 7/18/18-2nd & 3rd ext to 7/10/19 7/8/19: 4th & 5th ext to 7/10/20 7/13/20-6th ext to 1/10/21 3/1/21-7th ext to 7/10/21, decreased number of beds from 32
5493 NA	Farmington Nursing Center Establish 101-bed SNF	Farmington	St. Francois	11/06/2017	\$505,005	63%		NA Letter re-issued on 4/11/2019, previously to establish 65-bed SNF
5492 HA	Farmington Hospital and Behavioral Clinic Establish 48-bed Psychiatric Hospital	Farmington	St. Francois	11/06/2017	\$756,005	62%		

**Incomplete Projects Report  
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5509 RS	Essex Manor, LLC Establish 50-bed RCF	Essex	Stoddard	11/06/2017	\$302,000	98%		7/30/18-1st Ext to 11/6/18 11/9/18-2nd & 3rd ext to 11/6/19 11/4/19-4th ext to 5/6/20 7/13/20-5th & 6th ext to 5/6/21 5/24/21-7th & 8th ext to 5/6/22 9/12/22- 9th Ext to 11/06/22, Owner and Op change approved; previously Essex Manor, LLC (owner&operator); project cost decreased to \$302,000 5/30/24: Contact changed from Thomas Piper macquest@mac.com
5556 RS	Garden Villas of Meramec Valley Establish 60-bed ALF	Fenton	St. Louis	03/05/2018	\$14,580,000	0%	09/05/2024	4/30/19-1st ext to 3/5/19 7/8/19: 2nd & 3rd ext to 3/5/2020 3/2/20: 4th ext to 9/5/20 1/4/21: 5th & 6th exts to 9/5/21 11/8/21: 7th & 8th exts to 9/5/22 11/10/22: 9th, 10th, & 11th ext to 3/5/24 5/6/24: 12th, 13th & 14th Ext to 9/5/25
5585 RS	Lake Parke Senior Living Add 24 RCF beds	Camdenton	Camden	07/18/2018	\$1,305,000	90%		2/27/19-1st Ext to 7/18/19 9/9/19-2nd & 3rd Ext to 7/18/20 7/13/20-4th & 5th ext to 7/18/21 9/14/21-6th & 7th ext to 7/18/22 7/11/22- 8th & 9th ext to 7/18/23 5/28/24 Contact changed from Thomas Piper macquest@mac.com
5666 RS	Vantage Pointe at Adworth Drive Establish 71-bed ALF	Mehlville	St Louis	03/04/2019	\$14,553,243	0%	03/04/2025	11/18/19-1st Ext granted to 3/4/2020 3/2/20-2nd & 3rd Exts granted to 3/4/2021 5/24/21-4th & 5th Exts granted to 3/4/22 3/7/22:6th Ext to 9/4/22 9/12/22: 7th & 8th Ext to 9/4/23 11/6/23: 9th ext to 3/4/24 5/6/24: 10th& 11th Ext to 3/4/25 5/8/24: Contact Person Correction; was Tom Piper (macquest@mac.com)
5668 HS	Cox Monett Hospital New/Replace 25-bed Hospital	Monett	Barry	03/04/2019	\$44,803,200	99%		9/6/19-granted 1st extension to 3/4/2020 *Contact person changed 10/18/22, was Christopher Breite
5703 RS	The Preserve Village Establish 105-bed ALF	Branson	Taney	09/09/2019	\$15,806,500	1%	03/09/2025	4/28/20- 1st Ext granted to 9/9/20 11/9/20- 2nd & 3rd exts to 9/9/21 11/8/21- 4th & 5th exts to 9/9/22 2/23/22-Contact person changed from Thomas R. Piper 9/12/22: 6th & 7th ext to 9/9/23 9/12/23: 8th, 9th & 10th ext to 3/9/25

**Incomplete Projects Report  
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5700 RS	Newbridge Retirement Center Establish 94-bed ALF	Cape Girardeau	Cape Girardeau	11/04/2019	\$15,496,988	100%		4/28/20-1st Ext granted to 11/4/20 11/9/20-2nd Ext to 5/4/21 5/24/21- 3rd ext to 11/4/21 1/4/22- 4th ext to 5/4/22
5717 RS	Springhouse Village Add 20-ALF beds	Rogersville	Greene	11/04/2019	\$2,125,550	0%	05/04/2024	5/29/20: 1st ext to 11/04/20 11/9/20: 2nd ext to 5/4/21 5/24/21-3rd, 4th & 5th ext to 11/4/22 2/23/22-Contact person changed from Thomas R. Piper 11/10/22: 6th, 7th, & 8th ext to 5/4/24 5/6/24: 9th Ext denied
5707 RS	Poplar Bluff II - Assisted Living by Americare Establish 34-bed ALF	Poplar Bluff	Butler	01/06/2020	\$5,258,412	0%	07/06/2024	1/6/20-applicant stated that River Mist would forfeit 17 ALF beds within 6 months of licensure of Poplar Bluff II. 7/27/20: Sent email 1st Ext req. 1/4/21: 2nd ext to 7/6/21 7/12/21: 3rd & 4th ext to 7/6/22 7/11/22: 5th & 6th ext to 7/6/23 7/24/23: 7th & 8th ext to 7/6/24
5797 RS	St. Charles Senior Living Community Establish 68-bed ALF	St. Charles	St. Charles	09/14/2020	\$16,870,389	0%		3/19/21: 1st ext to 9/14/21-emailed 9/14/21-2nd ext to 3/14/22 4/25/22- 3rd ext to 9/14/22 11/10/22- 4th and 5th ext to 9/14/23
5800 RS	St. Peters Senior Community Establish 74-bed ALF	St. Peters	Saint Charles	09/14/2020	\$14,789,393	99%		3/15/21: 1st ext to 9/14/2021 9/14/21-2nd & 3rd ext to 9/14/22 4/25/22- Owner change approved, previously St. Peters Senior Community, LLC; Attn: Denise Heintz. Cost overrun approved; previous cost \$13,095,699 4/27/22-address updated, was Approximately (38.74314, - 90.58736) 4/30/24: Rec'd Contact Correction, prev. Cody Hagan <chagan@gravesgarrett.com>
5813 RS	The Cottages of St. Louis County Establish an 80-bed ALF	Florissant	St. Louis	01/04/2021	\$10,000,000	0%	01/04/2025	7/27/21: 1st Ext to 1/4/22 3/7/22: 2nd & 3rd Ext to 1/4/23 3/6/23: 4th & 5th Ext to 1/4/24 3/4/24: 6th & 7th Ext to 1/4/25 5/28/24: Contact person changed from Thomas Piper macquest@mac.com

**Incomplete Projects Report  
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5817 RS	Harmony Homes Establish 80-bed ALF	Maryland Heights	St. Louis	01/04/2021	\$10,707,830	5%	01/04/2025	7/9/21- 1st ext to 1/4/2022 1/4/22- 2nd and 3rd ext to 1/4/23 3/7/22: Site Change approved, previously 600 North Ballas Road, Kirkwood, MO. 63122 11/10/22: Site Change approved, previously 1889 & 1903 Ross Avenue & 12435 & 12440 Devine Dr., Maryland Heights, MO. 63146 1/9/23: 4th and 5th ext to 1/4/24 3/4/24: 6th & 7th Ext to 1/4/25
5811 RS	Bowling Green Residential Care Add 20 RCF beds	Bowling Green	Pike	01/04/2021	\$51,000	99%		2/15/23- Breakdown of cost is saved in compliance folder, still need license showing the added beds.
5799 DS	The Baptist Home at Ashland Establish 20-bed ALF & 40-bed SNF	Ashland	Boone	03/01/2021	\$13,338,832	34%		10/29/21: 1st ext to 03/01/2022 9/12/22: 2nd & 3rd Ext to 3/01/23 3/6/23: 4th Ext to 9/1/23 9/12/23: 5th ext to 3/1/24
5812 NS	Ignite Medical Resort St. Peters Establish 91-bed SNF	St. Peters	St. Charles	03/01/2021	\$26,000,000	0%	03/01/2025	8/27/21: 1st ext to 03/01/2022 11/8/21: owner change approved; previous owner was St. Peters Senior Partners, LLC 3/7/22: 2nd Ext to 9/1/22 9/12/22: 3rd Ext to 3/1/23 3/6/23: 4th & 5th Ext to 3/1/24 11/6/23: CO approved, prev cost: \$22,000,000 3/4/24: 6th & 7th Ext to 3/1/25
5830 RS	Jefferson City-Assisted Living by Americare Establish 40-bed ALF	Jefferson City	Cole	03/01/2021	\$5,506,601	0%	03/01/2025	9/9/21: 1st ext to 03/01/2022 3/7/22: 2nd & 3rd Ext to 3/1/23 3/6/23: 4th & 5th Ext to 3/6/24 3/4/24: 6th & 7th Ext to 3/1/25
5839 HT	Barnes-Jewish Hospital Replace proton therapy unit	St. Louis	St. Louis City	03/24/2021	\$23,000,000	99%		Will replace #3965 HS
5848 RS	Hampton Manor of O'Fallon Establish 107-bed ALF	O'Fallon	St. Charles	05/24/2021	\$15,000,000	60%		
5840 RS	Majestic Residences at Old Hawthorne Establish 36-bed ALF	Columbia	Boone	05/24/2021	\$6,648,303	0%	05/24/2024	11/24/2021: Contact Person change, previously Barbara Bailey --bbaileysss9@gmail.com 11/24/21: 1st ext to 5/24/22 7/11/22: 2nd ext to 11/24/22 3/6/23: 3rd ext to 5/24/23 7/24/23: 4th ext deferred to 9/12/23 9/12/23: 4th ext to 11/24/23 1/8/24: 5th ext to 5/24/24

**Incomplete Projects Report  
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5847 RS	Hampton Manor of Wentzville Establish 85-bed ALF	Wentzville	St. Charles	05/24/2021	\$14,011,000	95%		
5843 RS	Senior Living at the Elms Establish 110-bed ALF	Excelsior Springs	Clay	07/12/2021	\$25,194,000	0%	07/12/2024	1/21/22 : 1st Ext req to 7/12/22 7/11/22: 2nd & 3rd ext to 7/12/23 9/12/23: 4th & 5th ext to 7/12/24 6/3/24: Contact change from Thomas Piper macquest@mac.com
5860 RS	Cedarhurst of Wentzville Establish 80-bed ALF	Wentzville	St. Charles	07/12/2021	\$15,600,000	50%		1/13/22: 1st Ext to 7/12/22 7/11/22: 2nd ext to 1/12/23 1/9/23: 3rd ext to 7/12/23
5880 RS	Hampton Manor of St. Peters Establish 98-bed ALF	St. Peters	St. Charles	09/14/2021	\$16,089,000	97%		4/21/22: 1st ext to 9/14/22
5879 DS	CCRC of Lee's Summit Establish 106-bed ALF and 40-bed SNF	Lee's Summit	Jackson	01/04/2022	\$29,729,097	46%		7/21/22: 1st ext to 1/04/23 1/9/23: 2nd, 3rd and 4th ext to 7/4/24
5902 HS	Cox Medical Center Branson Replace MRI	Branson	Taney	01/04/2022	\$1,866,060	99%		*Contact person changed 10/18/22, was Christopher Breite *Contact person changed 1/30/24, was Adnrew Letterman
5893 RS	Watermark at St. Peters Establish 22-bed ALF	St. Peters	St. Charles	01/04/2022	\$6,650,722	15%		6/23/22: 1st Ext to 1/4/23
5936 FA	SpecialT MRI, LLC Acquire MRI	Fenton	St. Louis	02/16/2022	\$998,995	98%		8/15/22: 1st Ext to 2/16/23
5917 RS	Mason Pointe Care Center Add 24 ALF beds	Chesterfield	St. Louis	03/07/2022	\$1,670,513	90%		12/27/2021 - Rec'd Contact Person change. Paul Ogier (Paul.Ogier@LSSLiving.org) to Emily Solum 1/18/22-applicant requested decrease in beds from 35 to 24 ALF beds
5924 HT	Centerpoint Medical Center Replace Cardiac Cath Lab	Independence	Jackson	03/24/2022	\$3,098,460	0%		To replace #3630 HS 9/22/22: 1st ext req to 3/24/23 5/1/23: 2nd Ext to 9/24/23
5927 RS	Glenfield Memory Care Add 36 ALF beds	Cottleville	St. Charles	04/25/2022	\$5,151,850	50%		11/1/22: 1st ext req to 4/25/23 5/1/23: 2nd Ext to 10/25/23 11/6/23: 3rd ext to 4/25/24



**Incomplete Projects Report  
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Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5928 RS	New Perspective of Weldon Spring Establish 170-bed ALF	Weldon Spring	St. Charles	04/25/2022	\$41,416,000	98%		10/24/22: 1st Ext Req to 4/25/23 5/1/23:2nd Ext to 10/25/23 6/4/24: Contact change from Tom Piper macquest@mac.com
5932 NS	The Baptist Homes Smithville Establish 48-bed SNF	Smithville	Clay	07/11/2022	\$6,401,123	99%		9/12/23: C/O approved, previous amount \$5,183,394
5948 HS	The Rehabilitation Institute of St. Louis Establish 40-bed Rehab Hospital	Ballwin	St. Louis	07/11/2022	\$37,789,241	58%		1/6/23: Contact person changed; previously Greg Bratcher <gbratcher@bjc.org> 1/6/23:1st ext to 07/11/23
5946 RS	Lake Parke Senior Center Establish 20-bed ALF and add 4 RCF beds	Camdenton	Camden	07/11/2022	\$1,925,000	80%		2/22/23: 1st Extension to 7/11/23 5/28/24 Contact changed from Thomas Piper macquest@mac.com
5944 RS	Winchester Place Assisted Living Add 24 ALF beds	Bernie	Stoddard	07/11/2022	\$1,000,000	15%		
5933 RS	Hampton Manor of Republic Establish 107-bed ALF	Republic	Greene	09/12/2022	\$16,000,000	23%		
5929 NS	Eagles Nest Nursing Home Establish 40-bed SNF	St. Louis	St. Louis City	09/12/2022	\$6,720,385	0%	09/12/2024	4/5/23: 1st extension to 9/12/23 11/6/23: 2nd & 3rd ext to 9/12/24 & site change approved, prev site: 4101 North Grand Blvd, St. Louis, 63107 5/28/24 Contact changed from Thomas Piper macquest@mac.com
5954 RS	NWKC Senior Community, LLC Establish 79-bed ALF	Kansas City	Platte	09/12/2022	\$19,439,276	3%	09/12/2024	3/14/23:1st Ext Granted to 9/12/23 10/4/23: contact person changed from Paul Brothers 11/6/23: 2nd & 3rd ext to 9/12/24, CO also approved.. Prev.\$16,607,558 4/30/24: Rec'd Contact Correction, prev. Cody Hagan <chagan@gravesgarrett.com>
5955 RS	Hampton Manor of Lake Ozark Establish 107-bed ALF	Lake Ozark	Camden	09/12/2022	\$18,000,000	0%	09/12/2024	3/24/23: 1st extension to 9/12/23 1/8/24: 2nd & 3rd Ext to 9/12/24
5963 NT	Mason Pointe Care Center Ren/Mod 256-bed SNF	Chesterfield	St. Louis	09/21/2022	\$16,838,176	60%		
5974 HT	Lee's Summit Medical Center Replace MRI	Lee's Summit	Jackson	10/24/2022	\$4,243,985	0%		Will replace #3711 HS

**Incomplete Projects Report  
(sorted by Approval Date)**

Number	Project Name	City	County	Approval Date	Project Cost	% Complete	End of Extension	Comments
5973 HT	Research Medical Center Replace EP Lab	Kansas City	Jackson	10/24/2022	\$2,992,872	0%		Will replace #4004 HS
5969 NT	Westfield Nursing Center Replace 82-bed SNF (15-mile replacement)	Sikeston	New Madrid	11/10/2022	\$11,500,000	15%		5/9/23: 1st Ext to 11/10/23
5971 RS	Topwood Home, LLC Establish 75-bed ALF	Manchester	St. Louis	11/10/2022	\$13,850,000	0%	11/10/2024	6/23/23: 1st Ext to 11/10/2023 1/8/24: 2nd & 3rd Ext to 11/10/24
5970 DS	St. Louis Altenheim Add 23 ALF beds and 25 SNF beds	St. Louis	St. Louis City	11/10/2022	\$2,124,000	0%	11/10/2024	6/21/23: 1st ext to 11/10/23 11/6/23: 2nd & 3rd ext to 11/10/24 6/18/24 Contact person changed previously Thomas Piper macquest@mac.com
5998 RA	The Baptist Home DBA Baptist Homes of Establish 12-bed RCF	Adrian	Bates	01/19/2023	\$207,411	23%		
5987 HT	Heartland Regional Medical Center Replace MRI	St. Joesph	Buchanan	01/23/2023	\$1,831,327	90%		Replacing #4458 HT 7/20/23: 1st Ext to 01/23/2024
5988 RT	Capetown Assisted Living Replace 5 ALF beds (6-mile replacement)	Cape Girardeau	Cape Girardeau	01/23/2023	\$1,208,700	0%	01/23/2025	5 ALF beds replaced from Auburn Creek 7/24/23: 1st Extension to 01/23/2024 3/4/24: 2nd & 3rd Ext to 1/23/25
5989 HT	Barnes Jewish Hospital Replace MRI	St. Louis	St. Louis City	01/23/2023	\$10,834,000	1%		
6022 RA	Assisted Living at Homestead Renovate/Modernize 36-bed ALF	Washington	Franklin	04/14/2023	\$485,264	99%		
5995 NS	Premium Apartments (Prev. JP Advance Establish 150-bed SNF	Kansas City	Clay	05/01/2023	\$1,500,000	5%	05/01/2024	12/11/23: 1st Ext to 5/01/24 5/29/24: Contact changed from Thomas Piper macquest@mac.com
6000 RS	Aspen Valley Senior Homes - North Crest Establish 12-bed ALF	Washington	Franklin	05/01/2023	\$1,436,500	90%		11/15/23: 1st Ext to 5/1/2024
6003 HS	UHS of Kansas City, LLC - Behavioral Establish 120-bed behavioral health hospital	Independence	Jackson	05/01/2023	\$63,932,911	0%	05/01/2025	11/9/23: 1st ext to 5/01/23 5/6/24: 2nd & 3rd Ext to 5/1/25

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6004 RS	Neurological Transitional Center Establish 12-bed ALF	O'Fallon	St. Charles	05/01/2023	\$9,655,000	15%		11/28/23: 1st Ext to 5/1/24 5/2/24 : Cap exp met
5999 HS	Harrison County Community Hospital New/Replace 14-bed Critical Access Hospital	Bethany	Harrison	05/01/2023	\$63,200,000	0%	11/01/2024	10/24/23: Contact Change from Craig Elmore <jjedcoe@aol.com> 10/25/2023: 1st Ext to 5/1/24 5/6/24: 2nd Ext to 11/1/24
6009 DT	Lutheran Senior Services at Meramec Bluffs Renovate/Modernize 128-bed SNF and 100-bed ALF	Ballwin	St. Louis	06/21/2023	\$8,219,709	48%		
6011 HS	Pershing Memorial Hospital Acquire MRI	Brookfield	Linn	07/24/2023	\$1,628,509	0%	07/24/2024	
6018 DS	The Baptist Home at Ashland Add 20 ALF beds and 14 SNF beds	Ashland	Boone	07/24/2023	\$102,000	0%		1/24/24: 1st Ext to 7/24/24
6015 NS	Windsor Estates of St. Charles Add 15 SNF beds	St. Charles	St. Charles	07/24/2023	\$1,385,000	7%		9/12/23: Owner & Operator change approved; previously Windsor- St. Charles Property, LLC (owner) & Windsor Estates of St. Charles SNAL, LLC (operator)
5996 HT	SoutheastHealth Replace MRI	Cape Girardeau	Cape Girardeau	07/24/2023	\$2,165,236	0%	07/24/2024	2/13/24: 1st ext to 7/24/24 2/13/24: Contact change from Regina Faulkenberry <rfaulkenberry@sehealth.org>
6005 HS	Heartland Regional Medical Center Acquire Bi-Plane Unit	St. Joseph	Buchanan	07/24/2023	\$3,179,802	0%	07/24/2024	
6006 NS	The Baptist Home DBA Baptist Homes of Establish 24-bed SNF	Ozark	Christian	07/24/2023	\$2,943,265	0%	07/24/2024	1/24/24: 1st Ext to 7/24/24
6038 HT	Barnes-Jewish West County Hospital Replace linear accelerator	St. Louis	St. Louis	08/21/2023	\$3,491,821	0%	08/21/2024	Will replace 4149 HS Staff approved 1st ext req to 8/21/24
6039 HT	Barnes-Jewish Hospital Replace linear accelerator (Vault 1)	St. Louis	St. Louis City	08/21/2023	\$1,799,432	0%		Will replace #3756 HT
6040 HT	Barnes-Jewish Hospital Replace linear accelerator (Vault 3)	St. Louis	St. Louis City	08/21/2023	\$3,571,428	0%	08/21/2024	Will replace #4113 HT Staff approved 1st ext to 8/21/24
6056 HA	Landmark Hospital of Columbia Convert 16 med/surg beds to rehab beds	Columbia	Boone	09/11/2023	\$0	99%	09/11/2024	Staff approved 1st ext to 9/11/24

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6008 RS	St Louis Assisted Living Solutions LLC Establish 16-bed ALF	Wentzville	St. Charles	09/12/2023	\$2,791,000	0%	09/12/2024	3/13/24: 1st Ext to 9/12/24
6031 HS	Emergency Care Hospital - Independence Establish 3-bed emergency care hospital	Independence	Jackson	09/12/2023	\$24,401,000	0%	09/12/2024	3/12/24: 1st Ext to 9/12/24
6029 NS	Lakeview Post Acute Add 30 SNF beds	Florissant	St. Louis	09/12/2023	\$400,000	33%	09/12/2024	03/19/24 : First extension granted to 09/12/24
6030 RS	Zebra Hitch Senior Living Establish 134-bed ALF	Lee's Summit	Jackson	09/12/2023	\$42,000,000	0%	09/12/2024	3/12/24: 1st Ext to 9/12/24
6035 RS	The Baptist Home, Chillicothe Add 34 ALF beds	Chillicothe	Livingston	09/12/2023	\$199,909	70%		
6020 HT	Lafayette Regional Health Center Replace MRI	Lexington	Lafayette	09/21/2023	\$1,806,394	0%	09/21/2024	3/22/24: Staff granted 1st ext to 9/21/24
6019 HT	Centerpoint Medical Center Replace MRI	Independence	Jackson	09/21/2023	\$3,111,287	0%	09/21/2024	Will replace #4513 HT 3/22/24: Staff granted 1st ext to 9/21/24
6066 RA	Sequoia Village Establish 6-bed ALF	Nixa	Christian	10/16/2023	\$399,093	0%		
6050 HT	Missouri Cancer Associates Replace PET/CT scanner	Columbia	Boone	10/23/2023	\$2,010,733	0%	10/23/2024	4/25/24: Staff approved 1st ext to 10/23/24
6052 HT	The University of Kansas Hospital Authority Replace MRI	Kansas City	Jackson	10/23/2023	\$3,000,000	25%		
6045 RT	Lutheran Senior Services at Meramec Bluffs LTC Bed Expansion (Purchase 10 ALF beds)	Ballwin	St. Louis	11/06/2023	\$0	0%	11/06/2024	6/5/24: Staff granted 1st ext to 11/6/24
6055 HT	The Children's Mercy Hospital Replace PET/CT scanner	Kansas City	Jackson	11/21/2023	\$2,778,319	50%		Will replace #4430 HS Staff granted 1st ext to 12/1/24
6069 HT	Christian Hospital Replace MRI	St.Louis	St. Louis	12/27/2023	\$1,885,927	0%		Will replace #2838 HS
6070 DT	The King's Daughters Home Renovate/Modernize RCF and ICF (Therapy Center Addition)	Mexico	Audrain	12/27/2023	\$1,465,868	0%		3/28/24: Contact changed from Eric Westues <eric@westhues.com>

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6068 HT	Barnes-Jewish Hospital Replace electrophysiology lab	St. Louis	St. Louis City	12/27/2023	\$1,147,941	0%		Will replace #3591 HT
6062 DS	Redbud Village Establish a 24-bed SNF and a 24-bed ALF	Versailles	Morgan	01/08/2024	\$25,000,000	0%		6/18/24 Contact changed from Thomas Piper macquest@mac.com
6060 RS	Aspen Valley Senior Homes - New Haven Establish 12-bed ALF	New Haven	Franklin	01/08/2024	\$1,718,200	0%		
6064 HS	Mercy Hospital Jefferson Acquire a robotic surgery unit	Festus	Jefferson	01/08/2024	\$2,173,711	0%		
6061 HS	Mercy Hospital - Springfield Acquire an additional robotic surgery unit	Springfield	Greene	01/08/2024	\$1,870,857	99%		10/11/23: LOI was amended to reflect 1 unit instead of 2
6058 HT	Mercy Hospital- Springfield Replace tomotherapy	Springfield	Greene	01/22/2024	\$2,884,000	0%		Will replace #4112 HT
6072 HT	Mercy Hospital - St. Louis Replace robotic surgery system	St. Louis	St. Louis	01/22/2024	\$2,132,994	0%		Will replace 4533 HT
6073 HT	St. Luke's Episcopal Presbyterian Hospital Replace cardiac cath lab	Chesterfield	St. Louis	01/22/2024	\$1,523,633	0%		
6074 HT	St. Luke's Episcopal Presbyterian Hospital Replace MRI	Chesterfield	St. Louis	01/22/2024	\$2,403,021	0%		
6082 RA	Heartland 4 Residential Care Facility Replace 20-bed RCF (15-mile replacement)	St. Joseph	Buchanan	01/24/2024	\$512,925	0%		
6090 HA	St. Luke's RAYUS Radiology Replace MRI	Frontenac	St. Louis	02/13/2024	\$916,493	0%		
6078 HS	North Oak Medical Imaging Center Acquire an additional MRI	Kansas City	Clay	03/04/2024	\$1,826,067	0%		
6079 HS	North Kansas City Hospital Acquire an additional CT scanner	North Kansas City	Clay	03/04/2024	\$1,342,642	0%		
6076 HS	CoxHealth - Branson Acquire an robotic surgery unit	Branson	Taney	03/04/2024	\$2,050,750	0%		3/4/24: Rec'd Contact Change; previously Will Nunn <will.nunn@coxhealth.com>

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6071 HS	Missouri Baptist Medical Center Acquire hybrid OR	St. Louis	St. Louis	03/04/2024	\$1,917,827	0%		
6059 HS	Cox - South Campus Acquire additional IR room	Springfield	Greene	03/04/2024	\$3,402,256	0%		3/4/24: Rec'd Contact Change; previously Will Nunn <will.nunn@coxhealth.com>
6046 HS	Mercy Hospital - Springfield Acquire additional PET/CT unit	Springfield	Greene	03/04/2024	\$1,298,886	0%		
6081 HT	Cape Radiology Group I, LLC Replace MRI	Cape Girardeau	Cape Girardeau	03/26/2024	\$1,516,286	0%		Replacing #3822 FS
6087 HT	Barnes-Jewish St. Peters Hospital Replace CT scanner	St. Peters	St. Charles	04/22/2024	\$2,452,750	0%		
6093 HT	Mosaic Medical Center - Albany Replace MRI	Albany	Gentry	04/22/2024	\$1,342,494	0%		
6092 HT	Mercy Hospital - Jefferson Replace two cardiac cath labs	Festus	Jefferson	04/22/2024	\$2,745,495	0%		
6080 HT	Missouri Baptist Medical Center Replace cardiac cath lab	St. Louis	St. Louis	04/22/2024	\$1,334,207	0%		
6091 RS	Bishop Spencer Place Add 21 ALF beds	Kansas City	Jackson	05/06/2024	\$9,851,333	0%		
6089 HS	Barnes-Jewish West County Hospital Acquire Globus robotic system	St. Louis	St. Louis	05/06/2024	\$2,400,000	0%		
6088 HS	Barnes-Jewish St. Peters Hospital Acquire addtl robotic surgery unit	St. Peters	St. Charles	05/06/2024	\$2,460,750	0%		
6085 RS	Arnold Senior Living Establish 78-bed ALF	Arnold	Jefferson	05/06/2024	\$20,186,230	0%		4/30/24: Rec'd Contact Correction, prev. Cody Hagan <chagan@gravesgarrett.com>
6084 HS	St. Luke's RAYUS Radiology-St. Peters Acquire addtl MRI	St. Peters	St. Charles	05/06/2024	\$2,578,286	0%		
6075 HS	CoxHealth - Springfield Acquire an additional robotic surgery unit	Springfield	Greene	05/06/2024	\$2,050,750	0%		3/4/24: Rec'd Contact Change; previously Will Nunn <will.nunn@coxhealth.com>

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6111 RA	N & R of Malden dba Ridgeview Living Establish 96-bed RCF	Malden	Dunklin	05/06/2024	\$0	0%		
6086 HS	Barnes-Jewish Hospital Acquire addtl MRI unit	Chesterfield	St. Louis City	05/06/2024	\$2,029,749	0%		
6116 RA	Equilibrium Ranch Add 1 RCF bed	Cuba	Crawford	05/24/2024	\$0	0%		
6095 HT	St. Luke's Hospital Replace LINAC	Chesterfield	St. Louis	05/24/2024	\$2,611,158	0%		Will replace #4529 HT
6094 HT	St. Luke's Hospital - Cancer Institution Replace Linear Accelerator	Kansas City	Jackson	05/24/2024	\$4,756,716	0%		Will replace #3583 HT

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